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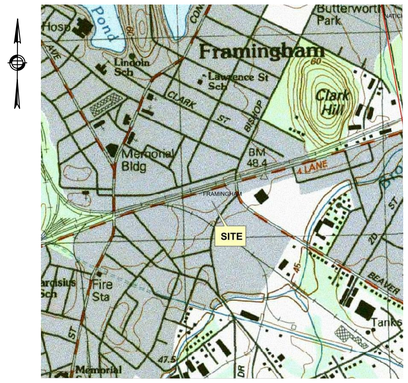
DRAWINGS TO ACCOMPANY AN APPLICATION FOR SPECIAL PERMITS AND SITE PLAN APPROVAL



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DRAWING LIST

5/24/2016 1:21:31 PM

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STAMP

NITSCH PROJECT #11085

COMMONWEALTH OF MASSACHUSETTS
MATTHEW T. BRASSARD
CIVIL
No. 40058
REGISTERED PROFESSIONAL ENGINEER
6.21.2016

KEY PLAN

PERMITTING SET

MARK	DATE	DESCRIPTION
0	06/21/2016	PERMIT SET

PROJECT NUMBER: 11085
DRAWN BY: NG
CHECKED BY: JEG

SHEET TITLE

COVER SHEET

C-000

GENERAL NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82, SECTION 40, AS AMENDED, WHICH STATES THAT NO ONE MAY EXCAVATE IN THE COMMONWEALTH OF MASSACHUSETTS EXCEPT IN AN EMERGENCY WITHOUT 72 HOURS NOTICE, EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, TO NATURAL GAS PIPELINE COMPANIES, AND MUNICIPAL UTILITY DEPARTMENTS THAT SUPPLY GAS, ELECTRICITY, TELEPHONE, OR CABLE TELEVISION SERVICE IN OR TO THE CITY OR TOWN WHERE THE EXCAVATION IS TO BE MADE. THE CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-DIG-SAFE.
2. THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82A, ALSO REFERRED TO AS JACKIE'S LAW, AS DETAILED IN SECTION 520 CMR 14.00 OF THE CODE OF MASSACHUSETTS REGULATIONS.
13. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, REGULATIONS AND SAFETY CODES IN THE CONSTRUCTION OF ALL IMPROVEMENTS.
14. THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE AND AND ALL UTILITIES MAY NOT BE SHOWN. PRESENCE AND LOCATIONS OF ALL UTILITIES WITHIN THE LIMIT OF WORK MUST BE DETERMINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND CONTACTING THE CONTROLLING AUTHORITIES AND/OR UTILITY COMPANIES RELATIVE TO THE LOCATIONS AND ELEVATIONS OF THEIR LINES. THE CONTRACTOR SHALL KEEP A RECORD OF ANY DISCREPANCIES OR CHANGES IN THE LOCATIONS OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND NITSCH ENGINEERING. ANY DAMAGE RESULTING FROM THE FAILURE OF THE CONTRACTOR TO MAKE THESE DETERMINATIONS AND CONTACTS SHALL BE BORNE BY THE CONTRACTOR.
15. THE CONTRACTOR SHALL, THROUGHOUT THE CONSTRUCTION PERIOD, TAKE ADEQUATE PRECAUTIONS TO PROTECT ALL WALKS, GRADING, SIDEWALKS AND SITE DETAILS OUTSIDE OF THE LIMIT OF WORK AS DEFINED ON THE DRAWINGS AND SHALL REPAIR AND REPLACE OR OTHERWISE MAKE GOOD AS DIRECTED BY THE ENGINEER OR OWNER'S DESIGNATED REPRESENTATIVE ANY SUCH OR OTHER DAMAGE SO CAUSED.
16. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL WALK THE SITE WITH THE ARCHITECT TO GAIN A THOROUGH UNDERSTANDING OF THE PROJECT, INCLUDING ANY SPECIAL CONDITIONS AND CONSTRAINTS.
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PROJECT SITE AND TO VERIFY ALL CONDITIONS IN THE FIELD AND REPORT DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO THE OWNER OR OWNER'S REPRESENTATION IMMEDIATELY.
18. THE CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL ALSO PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE SAME, AND COORDINATE WITH THE ARCHITECT AS REQUIRED.
19. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ESTABLISHMENT AND USE OF ALL VERTICAL AND HORIZONTAL CONSTRUCTION CONTROLS.
20. FOR SOIL INFORMATION REFER TO GEOTECHNICAL REPORT.

DEMOLITION NOTES:

1. SITE PREPARATION AND DEMOLITION SHALL INCLUDE THOSE AREAS WITHIN THE LIMIT OF WORK LINE AS SHOWN ON THIS CONTRACT.
2. REMOVE AND STOCKPILE ALL EXISTING SITE LIGHTS, BENCHES, TRASH RECEPTACLES, TRAFFIC SIGNS, GRANITE CURB, AND OTHER SITE IMPROVEMENTS WITHIN LIMIT OF WORK LINE UNLESS OTHERWISE NOTED.
3. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
4. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING DEMOLITION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE SITE DEMOLITION EFFORTS WITH ALL TRADES THAT MAY BE AFFECTED BY THE WORK.
6. ALL ITEMS REQUIRING REMOVAL SHALL BE REMOVED TO FULL DEPTH TO INCLUDE BASE MATERIAL AND FOOTINGS OR FOUNDATIONS AS APPLICABLE, AND LEGALLY DISPOSED OF OFF-SITE BY CONTRACTOR.
7. UTILITY STRUCTURES TO BE ABANDONED SHALL BE REMOVED TO A DEPTH OF NO LESS THAN 3 FEET BELOW FINISHED GRADE, THE BOTTOMS OF THE STRUCTURES SHALL BE BROKEN AND THE STRUCTURES SHALL BE BACKFILLED WITH GRAVEL BORROW AND COMPACTED
8. TREE AND SHRUB PROTECTION SHALL BE PER SPECIFICATIONS.
9. ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF-SITE.
10. ALL EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED, AND MAINTAINED THROUGHOUT THE TIME OF CONSTRUCTION, AS SPECIFIED AND DIRECTED BY THE ARCHITECT.
11. BEFORE ANY TREES OR SHRUBS ARE REMOVED, THE CONTRACTOR SHALL ARRANGE A CONFERENCE ON THE SITE WITH THE OWNER OR OWNER'S REPRESENTATIVE TO IDENTIFY TREES AND SHRUBS THAT ARE TO BE REMOVED, AS WELL AS THOSE WHICH ARE TO BE PROTECTED. DO NO COMMENCE CLEARING OPERATIONS WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED.
12. AT ALL LOCATIONS WHERE EXISTING CURBING, CONCRETE PAVEMENT OR BITUMINOUS CONCRETE ROADWAY ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE.
13. EXTEND DESIGNATED LIMIT OF WORK AS NECESSARY TO ACCOMPLISH ROUGH GRADING, EROSION CONTROL, TREE PROTECTION, AND SITE WORK AS REQUIRED BY THESE DRAWINGS AND SPECIFICATIONS.
14. THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL RUBBISH AND DEBRIS FOUND THEREON. STORAGE OF SUCH MATERIALS ON THE PROJECT SITE WILL NOT BE PERMITTED. THE CONTRACTOR SHALL LEAVE THE SITE IN SAFE, CLEAN, AND LEVEL CONDITION UPON COMPLETION OF THE SITE DEMOLITION WORK.
15. THE CONTRACTOR SHALL REMOVE FROM THE AREA OF CONSTRUCTION PAVEMENT, CONCRETE, GRANITE CURBING, CEMENT CURBING, POLES AND FOUNDATIONS, ISLANDS, TREE BERMS AND OTHER FEATURES WITHIN THE LIMITS OF CONSTRUCTION AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION WHETHER SPECIFIED ON THE DRAWINGS OR NOT.

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS" PREPARED BY DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF RESOURCE PROTECTION, DATED MAY 1997, REPRINTED MAY 2003 (OR LATEST EDITION), AND THE 2008 NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES, OR LATEST EDITION.
2. MEANS OF EROSION AND SEDIMENT PROTECTION AS NOTED ON THE DRAWINGS INDICATE MINIMUM RECOMMENDED PROVISIONS. THE CONTRACTOR IS RESPONSIBLE FOR FINAL SELECTION AND PLACEMENT OF EROSION AND SEDIMENTATION CONTROLS BASED ON ACTUAL SITE CONDITIONS AND CONSTRUCTION CONDITIONS. ADDITIONAL MEANS OF PROTECTION SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED FOR CONTINUED OR UNFORESEEN EROSION PROBLEMS, OR AS DIRECTED BY CONTROLLING MUNICIPAL AUTHORITIES, AT NO ADDITIONAL EXPENSE TO THE OWNER.
13. AN EROSION CONTROL BARRIER SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT AS INDICATED IN THE PLAN PRIOR TO COMMENCEMENT OF DEMOLITION OR CONSTRUCTION OPERATIONS.
14. SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF AND DURING ALL PHASES OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO AND IMMEDIATELY AFTER ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
15. AFTER ANY SIGNIFICANT RAINFALL (GREATER THAN 1 INCH OF RAINFALL WITHIN 24 HOURS), SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED FOR INTEGRITY. ANY DAMAGE SHALL BE CORRECTED IMMEDIATELY.
16. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE THAT THE INTENDED PURPOSE IS ACCOMPLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE LIMIT OF WORK. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
17. THE CONTRACTOR SHALL BE RESPONSIBLE PREVENTING SEDIMENT FROM ENTERING ANY STORM DRAINAGE SYSTEM AND FROM BEING CONVEYED TO ANY WETLAND RESOURCE AREA, PUBLIC WAYS, ABUTTING PROPERTY, OR OUTSIDE OF THE PROJECT LIMITS.
18. THE CONTRACTOR SHALL PROTECT ALL DRAINAGE SWALES AND GROUND SURFACES WITHIN THE LIMIT OF WORK SHALL FROM EROSIVE CONDITIONS. HAY BALE CHECK DAMS ARE TO BE PROVIDED AT A MAXIMUM OF TWO HUNDRED (200) FOOT SPACING, OR LESS AS SITE-SPECIFIC CONDITIONS WARRANT, WITHIN ALL DRAINAGE SWALES AND DITCHES AND AT UPSTREAM SIDES OF ALL DRAINAGE INLETS.
19. ALL STOCK PILES SHALL BE PROTECTED AND LOCATED AWAY FROM EXISTING WATER BODIES & WITHIN THE LIMIT OF WORK.
20. ANY SEDIMENT TRACKED ONTO PAVED AREAS SHALL BE SWEPT AT THE END OF EACH WORKING DAY.
21. ALL SEDIMENT RETAINED BY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE LEGALLY DISPOSED OF OFF-SITE.
22. TEMPORARY DIVERSION DITCHES, PERMANENT DITCHES, CHANNELS, EMBANKMENTS AND ANY DENUDED SURFACE WHICH WILL BE EXPOSED FOR A PERIOD OF 14 CALENDAR DAYS OR MORE SHALL BE CONSIDERED CRITICAL VEGETATION AREAS. THESE AREAS SHALL BE MULCHED WITH STRAW. MULCH SHALL BE SPREAD UNIFORMLY IN A CONTINUOUS BLANKET OF SUFFICIENT THICKNESS TO COMPLETELY HIDE THE SOIL FROM VIEW.
23. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE THE CITY/TOWN OF XXXX CONSERVATION AGENT.
24. THE CONTRACTOR SHALL USE TEMPORARY SEEDING, MULCHING OR OTHER APPROVED STABILIZATION MEASURES TO PROTECT EXPOSED AREAS DURING PROLONGED CONSTRUCTION OR OTHER LAND DISTURBANCE. STOCKPILES THAT WILL BE EXPOSED FOR LONGER THAN 15 DAYS SHALL BE SEEDED WITH AN ANNUAL RYE.
25. ALL STOCKPILED MATERIALS SHALL BE LOCATED AT LEAST 100-FEET FROM THE WETLANDS. EXCESS EXCAVATED MATERIALS SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF WITHIN 20 DAYS AFTER EXCAVATION.
26. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL EROSION AND SEDIMENT CONTROLS AT THE COMPLETION OF SITE CONSTRUCTION, BUT ONLY WHEN DIRECTED BY THE CITY/TOWN OF XXXX CONSERVATION AGENT.

UTILITY NOTES:

1. ALL UTILITY CONNECTIONS ARE SUBJECT TO THE APPROVAL OF, AND GRANTING OF PERMITS BY, THE TOWN OF FRAMINGHAM. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS AND APPROVALS RELATED TO UTILITY WORK PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING ALL PERMISSIONS FOR, AND FOR CONDUCTING ALL PREPARATIONS RELATED TO, WORK AFFECTING ANY UTILITIES WITHIN THE JURISDICTION OF ANY NON-MUNICIPAL UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE, WATER, AND/OR GAS. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, DEPARTMENTS, AND UTILITY COMPANIES, IN WRITING, AT LEAST 48 HOURS AND NOT MORE THAN 30 DAYS PRIOR TO ANY CONSTRUCTION.
3. CONSTRUCTION SHALL NOT INTERFERE WITH OR INTERRUPT UTILITIES WHICH ARE TO REMAIN IN OPERATION.
4. ALL WATER, SEWER, AND DRAIN WORK SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS AND STANDARD SPECIFICATIONS OF THE LOCAL MUNICIPALITY.
5. GAS, TELEPHONE AND ELECTRIC SERVICES ARE TO BE DESIGNED BY EACH UTILITY COMPANY IN COORDINATION WITH THE MECHANICAL, ELECTRIC AND PLUMBING CONSULTANTS. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES AND DESIGN OF NEW UTILITIES WITH ELECTRIC, CABLE TELEVISION AND TELECOMMUNICATION UTILITIES.
6. INSTALL WATER LINES WITH A MINIMUM OF FIVE FEET OF COVER AND A MAXIMUM OF SEVEN FEET COVER FROM THE FINAL DESIGN GRADES.
7. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION (WATER OVER SEWER) BETWEEN SEWER AND WATER LINES. WHEREVER THERE IS LESS THAN 10 FEET OF HORIZONTAL SEPARATION AND 18" OF VERTICAL SEPARATION BETWEEN A PROPOSED OR EXISTING SEWER LINE TO REMAIN AND A PROPOSED OR EXISTING WATER LINE TO REMAIN BOTH WATER MAIN AND SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT CEMENT LINED DUCTILE IRON PIPE FOR A DISTANCE OF 10-FEET ON EITHER SIDE OF THE CROSSING. ONE (1) FULL LENGTH OF WATER PIPE SHALL BE CENTERED OVER THE SEWER AT THE CROSSING.
8. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES EXCEPT THOSE NOTED TO BE ABANDONED AND/OR REMOVED & DISPOSED.
9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR TRENCHING, BACKFILLING, AND SURFACE RESTORATION FOR GAS UTILITY SYSTEMS.
10. ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
11. MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL PAVING CONSTRUCTION.
12. ALL GRATES IN WALKWAYS SHALL BE ADA COMPLIANT.

EARTHWORK NOTES:

1. ALL TOPSOIL ENCOUNTERED WITHIN THE WORK AREA SHALL BE STRIPPED TO ITS FULL DEPTH AND STOCKPILED FOR REUSE. EXCESS TOPSOIL SHALL BECOME THE PROPERTY OF THE OWNER AND SHALL BE STOCKPILED AS DIRECTED BY THE OWNER. TOPSOIL PILES SHALL REMAIN SEGREGATED FROM EXCAVATED SUBSURFACE SOIL MATERIALS.
2. GRADES WITHIN HANDICAP PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION, WITH NO CONSTRUCTION TOLERANCE.
3. CROSS SLOPES OF ALL PEDESTRIAN WALKS SHALL NOT EXCEED 2.0%, WITH NO CONSTRUCTION TOLERANCE.
4. RUNNING SLOPE OF ALL PEDESTRIAN WALKS SHALL NOT EXCEED 5.0% WITH NO CONSTRUCTION TOLERANCE, UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL EXERCISE CAUTION IN ALL EXCAVATION ACTIVITY DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES.
2. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1% UNLESS OTHERWISE NOTED.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM FACE OF BUILDINGS AT ALL LOCATIONS.
4. PITCH EVENLY BETWEEN CONTOUR LINES AND BETWEEN SPOT GRADES. SPOT GRADE ELEVATIONS TAKE PRECEDENCE OVER CONTOUR LINES.
5. ALL PROPOSED TOP OF CURB ELEVATIONS ARE SIX INCHES (6") ABOVE BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE NOTED. ALL PROPOSED TOP OF CAPE COD BERM ELEVATIONS ARE FOUR INCHES (4") ABOVE BOTTOM OF CURB ELEVATION UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL BLEND NEW GRADING SMOOTHLY INTO EXISTING GRADING AT LIMITS OF GRADING.
2. WHERE NEW PAVING MEETS EXISTING PAVING, MEET LINE AND GRADE OF EXISTING PAVING WITH SMOOTH TRANSITION FROM EXISTING AND NEW SURFACES.
3. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.
4. REFER TO THE EARTHWORK SECTION OF SPECIFICATIONS FOR SPECIFIC EXCAVATION, BACKFILLING, AND GRADING PROCEDURES.
5. PITCH TOPS OF ALL WALLS AT ONE-EIGHTH INCH (1/8") PER FOOT FROM BACK OF WALL TO FACE OF WALL.
6. SURPLUS MATERIALS SHALL NOT BE REMOVED FROM THE SITE UNLESS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. REFER TO EARTHWORK SPECIFICATIONS.
7. ANY AREAS OUTSIDE OF THE LIMIT-OF-WORK THAT ARE DISTURBED SHALL BE RESTORED BY THE CONTRACTOR TO THE PRE-CONSTRUCTION CONDITION/GRADE AT NO COST TO THE OWNER.
8. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO ADDITIONAL COST TO COMMONWEALTH/OWNER.

PROPOSED LEGEND

- LIMIT OF WORK
- EXISTING UTILITY TO BE ABANDONED, REMOVED AND DISPOSED IF IN CONFLICT WITH NEW SITE IMPROVEMENTS, OR AS INDICATED ON DRAWINGS
- SAWCUT LINE
- EROSION CONTROL BARRIER
- CONSTRUCTION FENCE
- CW — CHILLED WATER PIPE
- W — DOMESTIC WATER PIPE
- FP — FIRE PROTECTION PIPE
- STM — STEAM PIPE
- CR — CONDENSATE RETURN PIPE
- HW — HOT WATER PIPE/RETURN
- HHW — HEATING HOT WATER
- S — SANITARY SEWER PIPE
- D — STORM DRAIN PIPE
- E — ELECTRIC DUCTBANK
- T/C — TELECOM DUCTBANK
- RW — REUSE WATER PIPE
- GW — GREY WATER PIPE
- FUTURE UTILITY, SHOWN FOR INFORMATION ONLY
- INLET PROTECTION
- ELEVATION CONTOURS
- CO● CLEANOUT
- AD●■ AREA DRAIN
- AB●■ ACCESS BASIN
- DMH DRAIN MANHOLE
- WQS WATER QUALITY STRUCTURE
- CB CATCH BASIN
- DCB DOUBLE CATCH BASIN
- WQI WATER QUALITY INLET
- SMH SEWER MANHOLE
- STMH STEAM MANHOLE
- TMH TELECOM MANHOLE
- EMH ELECTRIC MANHOLE
- CWV CHILLED WATER VALVE
- WV WATER VALVE
- HYD FIRE HYDRANT

ABBREVIATIONS

AB	ACCESS BASIN
AD	AREA DRAIN
BC	BOTTOM OF CURB ELEVATION
CB	CATCH BASIN
CCB	CAPE COD BERM
CI	CAST IRON
CJ	CONTROL JOINT
CO	CLEANOUT
CP	CARRIER PIPE
CPP	CORRUGATED POLYETHYLENE PIPE
DCB	DOUBLE CATCH BASIN
DI	DUCTILE IRON PIPE
DMH	DRAIN MANHOLE
EHH	ELECTRIC HANDHOLE
EJ	EXPANSION JOINT
EMH	ELECTRIC MANHOLE
FD	FOUNDATION DRAIN
FFE	FIRST FLOOR ELEVATION
HP	HIGH POINT
HYD	FIRE HYDRANT
INV	INVERT ELEVATION
LF	LINEAR FEET
LOW	LIMIT OF WORK
LP	LOW POINT
LW	LAB WASTE
M&P	MAINTAIN AND PROTECT
NIC	NOT IN CONTRACT
OCS	OUTLET CONTROL STRUCTURE
PD	PERIMETER DRAIN
PERF.	PERFORATED
PVC	POLYVINLY CHLORIDE PIPE
R&D	REMOVE AND DISPOSE
R&S	REMOVE AND STOCKPILE
RD	ROOF DRAIN
RIM	RIM ELEVATION
SMH	SEWER MANHOLE
SS	SEWER SERVICE
TC	TOP OF CURB ELEVATION
THH	TELECOM HANDHOLE
TMH	TELECOM MANHOLE
TYP.	TYPICAL
UD	UNDERDRAIN
USD	UNDERSLAB DRAIN
VGC	VERTICAL GRANITE CURB
WQI	WATER QUALITY INLET
WQS	WATER QUALITY STRUCTURE
WV	WATER VALVE

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- Green Infrastructure
- Planning
- GIS

STAMP

NITSCH PROJECT #11085

COMMONWEALTH OF MASSACHUSETTS
MATTHEW T. BRASSARD
CIVIL
No. 40068
REGISTERED PROFESSIONAL ENGINEER

6.21.2016

KEY PLAN

PERMITTING SET

MARK	DATE	DESCRIPTION
0	06/21/2016	PERMIT SET

PROJECT NUMBER: 11085
DRAWN BY: NG
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SHEET TITLE

GENERAL NOTES, LEGEND, AND ABBREVIATIONS

C-001

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KEY PLAN

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PROJECT NUMBER: 11085
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EXISTING CONDITIONS PLAN

C-002

SCALE: 1" = 20'

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EXISTING GAS TO BE CUT, CAPPED, AND PREPPED FOR REDIRECTION BY OTHERS

SAWCUT (TYP.)

OUTLINE OF PROPOSED BUILDING

OUTLINE OF PROPOSED PARKING LOT

R&D SEWER MANHOLE

R&D CATCH BASINS

R&D DRAIN MANHOLES

R&D CATCH BASIN

R&D SEWER MANHOLE

P&M HYDRANT

EXISTING GAS TO BE CUT, CAPPED, AND PREPPED FOR REDIRECTION BY OTHERS

DEMOLITION OF EXISTING BUILDINGS BY OTHERS

REMOVE AND DISPOSE OF BITUMINOUS CONCRETE, CURBING, CAPE COD BERM, CONCRETE PADS, CONCRETE RAMPS, CONCRETE STEPS, AND ALL OTHER SITE FEATURES NOT DESIGNATED TO REMAIN

SCALE:
1" = 20'
20 10 0 20 40

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NITSCH PROJECT #11085

COMMONWEALTH OF MASSACHUSETTS
MATTHEW T BRASSARD
CIVIL
No. 40058
REGISTERED PROFESSIONAL ENGINEER
6-21-2016

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PROJECT NUMBER: 11085
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SHEET TITLE

SITE DEMOLITION PLAN

C-100

MODERA FRAMINGHAM

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- Green Infrastructure
- Planning
- GIS

STAMP

NITSCH PROJECT #11085

COMMONWEALTH OF MASSACHUSETTS
MATTHEW T. BRASSARD
CIVIL
No. 40058
REGISTERED PROFESSIONAL ENGINEER
6.21.2016

KEY PLAN

PERMITTING SET

MARK	DATE	DESCRIPTION
0	06/21/2016	PERMIT SET

PROJECT NUMBER: 11085
DRAWN BY: NG
CHECKED BY: JEG

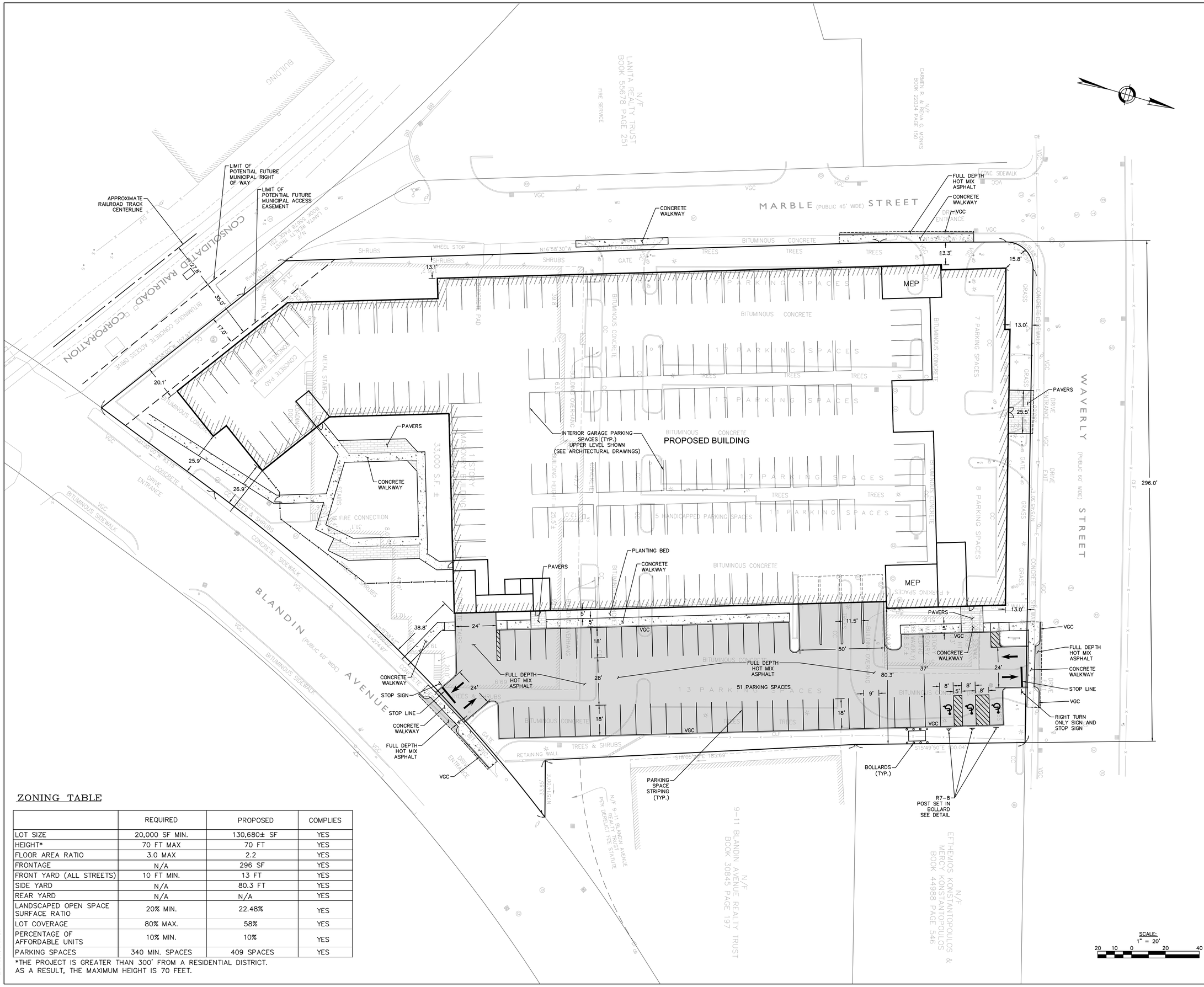
SHEET TITLE

EROSION AND SEDIMENT CONTROL PLAN

C-200

SCALE: 1" = 20'
20 10 0 20 40

5/24/2016 1:21:31 PM



ZONING TABLE

	REQUIRED	PROPOSED	COMPLIES
LOT SIZE	20,000 SF MIN.	130,680± SF	YES
HEIGHT*	70 FT MAX	70 FT	YES
FLOOR AREA RATIO	3.0 MAX	2.2	YES
FRONTAGE	N/A	296 SF	YES
FRONT YARD (ALL STREETS)	10 FT MIN.	13 FT	YES
SIDE YARD	N/A	80.3 FT	YES
REAR YARD	N/A	N/A	YES
LANDSCAPED OPEN SPACE SURFACE RATIO	20% MIN.	22.48%	YES
LOT COVERAGE	80% MAX.	58%	YES
PERCENTAGE OF AFFORDABLE UNITS	10% MIN.	10%	YES
PARKING SPACES	340 MIN. SPACES	409 SPACES	YES

*THE PROJECT IS GREATER THAN 300' FROM A RESIDENTIAL DISTRICT. AS A RESULT, THE MAXIMUM HEIGHT IS 70 FEET.

5/24/2016 1:21:31 PM

MODERA FRAMINGHAM

266 Waverly Street
Framingham, MA

Mill Creek Residential

ARCHITECT

E-ICON ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

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STAMP

NITSCH PROJECT #11085

COMMONWEALTH OF MASSACHUSETTS
MATTHEW T. BRASSARD
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No. 40058
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6.21.2016

KEY PLAN

PERMITTING SET

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SHEET TITLE

PARKING AND SITE LAYOUT PLAN

C-300

MODERA FRAMINGHAM

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NITSCH PROJECT #11085

COMMONWEALTH OF MASSACHUSETTS
MATTHEW T BRASSARD
CIVIL
No. 40058
REGISTERED PROFESSIONAL ENGINEER
6-21-2016

KEY PLAN

PERMITTING SET

MARK	DATE	DESCRIPTION
0	06/21/2016	PERMIT SET

PROJECT NUMBER: 11085
DRAWN BY: NG
CHECKED BY: JEG

SHEET TITLE

SITE GRADING PLAN

C-400

SCALE:
1" = 20'
20 10 0 20 40

5/24/2016 1:21:31 PM

MODERA FRAMINGHAM

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NITSCH PROJECT #11085

COMMONWEALTH OF MASSACHUSETTS
MATTHEW T. BRASSARD
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No. 40058
REGISTERED PROFESSIONAL ENGINEER

6.21.2016

KEY PLAN

PERMITTING SET

MARK	DATE	DESCRIPTION
0	06/21/2016	PERMIT SET

PROJECT NUMBER: 11085
DRAWN BY: NG
CHECKED BY: JEG

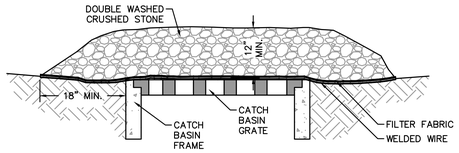
SHEET TITLE

SITE UTILITY PLAN

SCALE:
1" = 20'
20 10 0 20 40

C-500

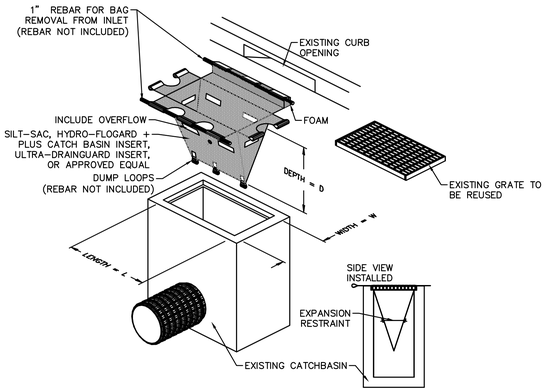
5/24/2016 1:21:31 PM



THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS. THIS METHOD NOT ACCEPTABLE IN ACTIVE TRAFFIC AREAS.

INLET PROTECTION (1) CATCH BASIN W/ GRAVEL

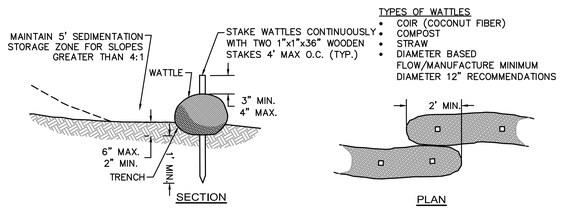
NOT TO SCALE



THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS SHEET, OVERLAND OR CONCENTRATED FLOWS (NOT GREATER THAN 1 CFS). THE METHOD CAN DRAIN FLAT AREA TO STEEP SLOPES. INLET CAPACITY WILL BE DECREASED WITH THIS METHOD AND THE CONTRACTOR SHALL EXPECT PONDING DURING HIGH FLOW EVENTS.

INLET PROTECTION (2) CATCH BASIN W/ SILTATION SACK

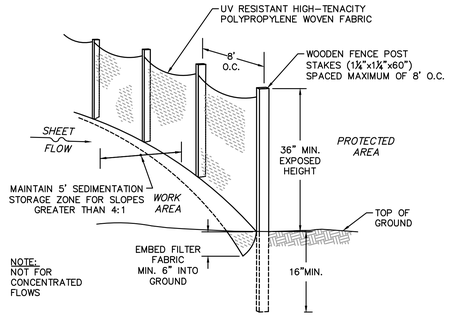
NOT TO SCALE



TYPES OF WATTLES
- COIR (COCONUT FIBER)
- COMPOST
- STRAW
- DIAMETER BASED FLOW/MANUFACTURE MINIMUM DIAMETER 12" RECOMMENDATIONS

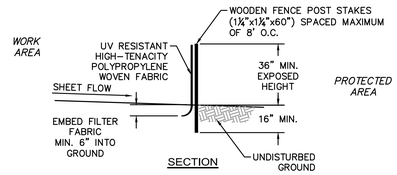
WATTLES - SLOPE PROTECTION FOR SLOPES LESS THAN 10:1

NOT TO SCALE



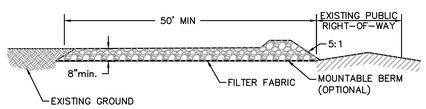
NOTE:
NOT FOR CONCENTRATED FLOWS

PERSPECTIVE VIEW

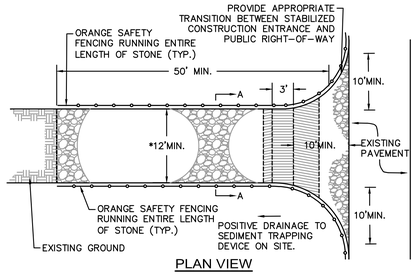


SECTION

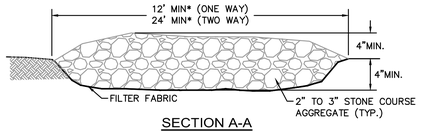
PERIMETER PROTECTION BARRIER (A)



SIDE ELEVATION



PLAN VIEW



SECTION A-A

CONSTRUCTION SPECIFICATIONS

STONE SIZE – USE 2" TO 3" STONE.

LENGTH – GREATER THAN OR EQUAL TO 50 FEET

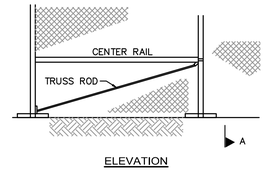
WIDTH – TWELVE FOOT MINIMUM (ONE WAY), TWENTY FOUR FOOT MINIMUM (TWO WAY), BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.

SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM SHALL BE PERMITTED.

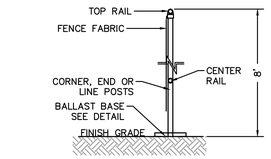
THICKNESS – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

MAINTENANCE – PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED.

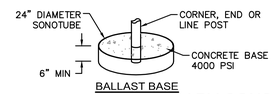
STABILIZED CONSTRUCTION ENTRANCE



ELEVATION



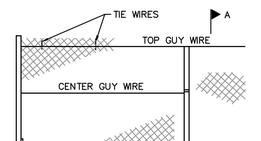
SECTION A-A



NOTES
1. END, GATE AND CORNER POSTS SHALL BE BRACED TO ADJACENT LINE POSTS. (MORE THAN 30° CHANGE IN DIRECTION CONSTITUTES A CORNER)
2. FABRIC SHALL BE 0.148" GAUGE MIN. WIRE, WOVEN INTO APPROXIMATELY 2" DIAMOND MESH.
3. ZINC-COATED STEEL FABRIC BASE METAL SHALL BE COATED WITH PRIME WESTERN SPELTER OR EQUAL.
4. ALUMINUM COATED STEEL FABRIC BASE METAL SHALL BE COATED WITH ALUMINUM ALLOY.
5. LINE POSTS SHALL BE 2½" O.D. END OR CORNER POSTS SHALL BE 3" O.D.
6. THE CONTRACTOR IS RESPONSIBLE FOR SURFACE RESTORATION ONCE THE FENCE IS REMOVED.
7. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF THE TEMPORARY CONSTRUCTION FENCE AT THE CONCLUSION OF THE PROJECT.

TEMPORARY CONSTRUCTION CHAIN LINK FENCE WITH BALLAST BASE

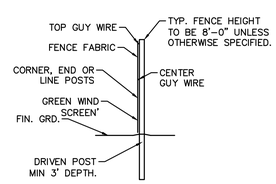
NOT TO SCALE



ELEVATION

CONSTRUCTION FENCE AND GATE NOTES

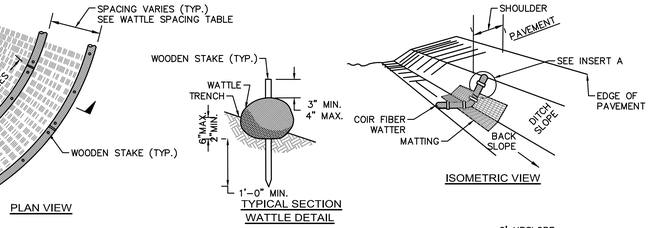
1. FABRIC SHALL BE 0.148" WIRE, WOVEN INTO APPROXIMATELY 2" DIAMOND MESH.
2. THE FENCE FABRIC SHALL BE ZINC COATED STEEL OR ALUMINUM COATED STEEL.
3. FENCE POSTS SHALL RECEIVE THE SAME COATING AND TREATMENT AS THE FENCE FABRIC (DESCRIBED ABOVE).
4. THE CONTRACTOR SHALL ADD A GREEN WIND SCREEN
5. LINE POSTS SHALL BE 2½" O.D. END OR CORNER POSTS SHALL BE 3" O.D.
6. THE CONTRACTOR IS RESPONSIBLE FOR SURFACE RESTORATION ONCE THE FENCE IS REMOVED.
7. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF THE TEMPORARY CONSTRUCTION FENCE AT THE CONCLUSION OF THE PROJECT.



SECTION A-A

CHAIN LINK CONSTRUCTION FENCE

NOT TO SCALE

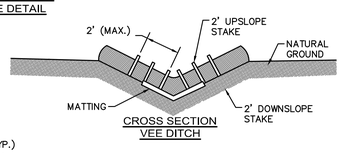


PLAN VIEW

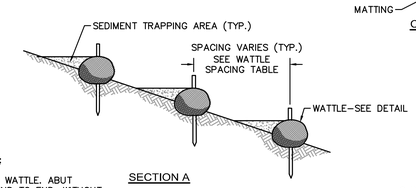
TYPICAL SECTION WATTLE DETAIL

ISOMETRIC VIEW

WATTLE SPACING TABLE	
SLOPE	MAX. SPACING
1:1	10'-0"
2:1	20'-0"
3:1	30'-0"
4:1	40'-0"



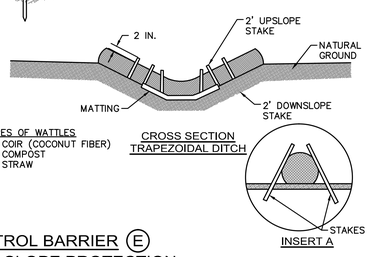
CROSS SECTION VEE DITCH



SECTION A

WATTLE SLOPE PROTECTION NOTES:

1. SECURELY KNOT EACH END OF WATTLE. ABUT ADJACENT WATTLES TIGHTLY, END TO END, WITHOUT OVERLAPPING THE ENDS.
2. PILOT HOLES MAY BE DRIVEN THROUGH THE WATTLES AND INTO THE SOIL WHEN SOIL CONDITIONS REQUIRE
3. WATTLES SHALL BE INSPECTED REGULARLY, AND IMMEDIATELY AFTER A RAINFALL PRODUCES RUNOFF, TO ENSURE THEY REMAIN THOROUGHLY ENTRENCHED AND IN CONTACT WITH THE SOIL.
4. ONLY INSTALL WATTLE(S) TO A HEIGHT IN DITCH SO FLOW WILL NOT WASH AROUND WATTLE AND SCOUR DITCH SLOPES AND AS DIRECTED.



CROSS SECTION TRAPEZOIDAL DITCH

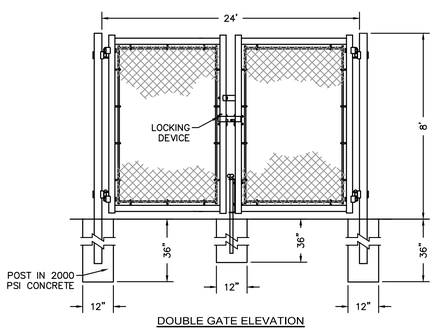
INSERT A

TYPES OF WATTLES
- COIR (COCONUT FIBER)
- COMPOST
- STRAW

EROSION CONTROL BARRIER (E) WATTLES - STEEP SLOPE PROTECTION

NOT TO SCALE

GATE PLAN

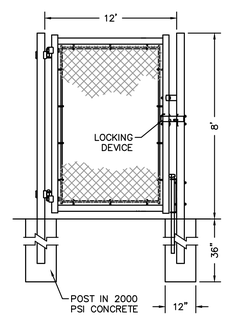


DOUBLE GATE ELEVATION

24' WIDE DOUBLE GATE

NOT TO SCALE

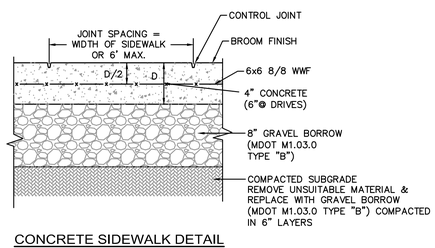
GATE PLAN



SINGLE GATE ELEVATION

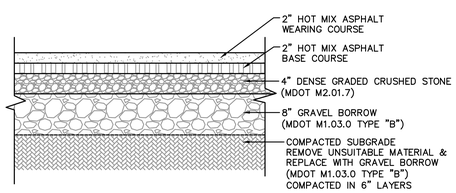
12' WIDE EMERGENCY GATE

NOT TO SCALE



CONCRETE SIDEWALK DETAIL

NOT TO SCALE



HOT MIX ASPHALT PAVING (TWO COURSES) DETAIL

NOT TO SCALE

MODERA FRAMINGHAM

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6-21-2016

KEY PLAN

PERMITTING SET

MARK	DATE	DESCRIPTION
0	06/21/2016	PERMIT SET

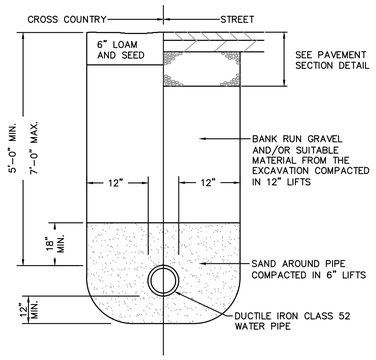
PROJECT NUMBER: 11085
DRAWN BY: NG
CHECKED BY: JEG

SHEET TITLE

CIVIL DETAILS

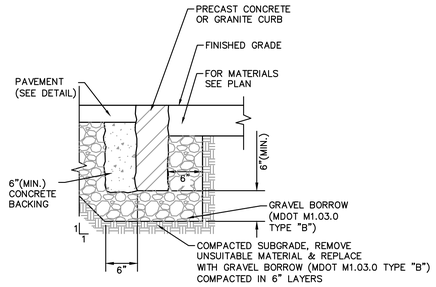
C-600

5/24/2016 1:21:31 PM



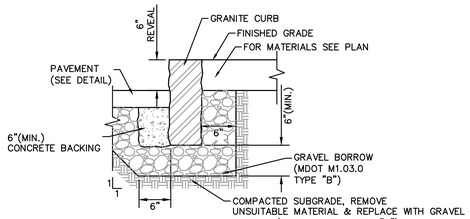
WATER TRENCH DETAIL

NOT TO SCALE



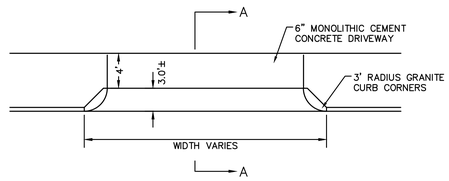
FLUSH CONCRETE CURB SETTING DETAIL

NOT TO SCALE

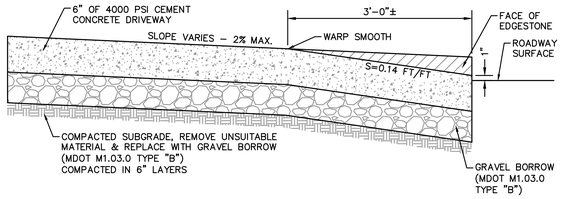


VERTICAL GRANITE CURB SETTING DETAIL

NOT TO SCALE



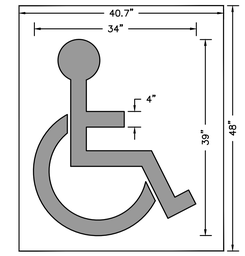
PLAN



SECTION A-A CONCRETE DRIVEWAY

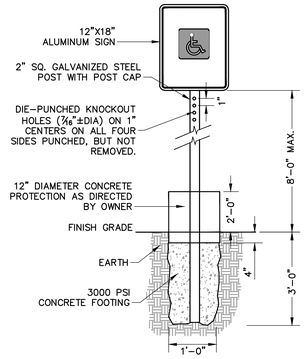
TYPICAL DRIVEWAY WITH 3' CURB RETURN DETAIL

NOT TO SCALE



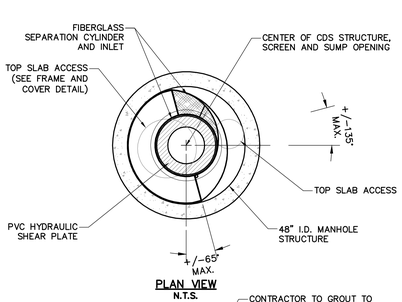
ACCESSIBLE PARKING STENCIL DETAIL

NOT TO SCALE



HANDICAPPED PARKING SIGNAGE DETAIL

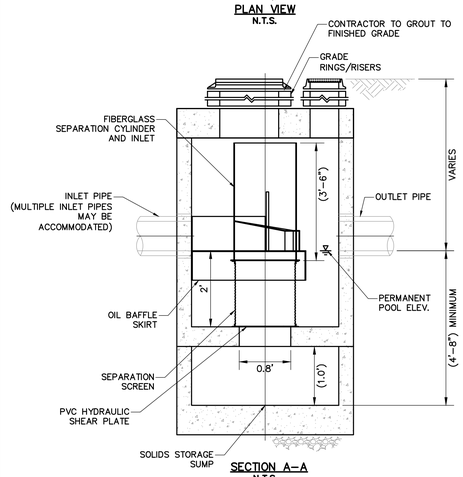
NOT TO SCALE



PLAN VIEW
N.T.S.

CDS2020 DESIGN NOTES	
CDS2020 RATED TREATMENT CAPACITY IS 0.7 CFS, OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY IS 10.0 CFS. IF THE SITE CONDITIONS EXCEED 10.0 CFS, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED. THE STANDARD CDS2020 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.	
DESIGNATION (MODEL SUFFIX)	CONFIGURATION DESCRIPTION
G	GRATED INLET ONLY (NO INLET PIPE)
GP	GRATED INLET WITH INLET PIPE OR PIPES
K	CURB INLET ONLY (NO INLET PIPE)
KP	CURB INLET WITH INLET PIPE OR PIPES

FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



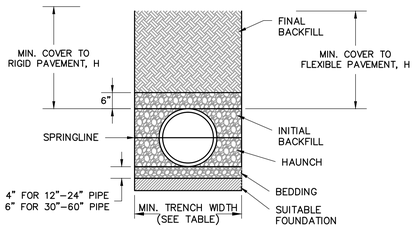
SECTION A–A
N.T.S.

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH STORMWATER SOLUTIONS REPRESENTATIVE. www.contechstormwater.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE AND CASTINGS SHALL MEET AASHTO HS20 LOAD RATING.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES
1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
3. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CDS2015-4
PRECAST CONCRETE WATER QUALITY SYSTEM
STANDARD DETAIL

NOT TO SCALE

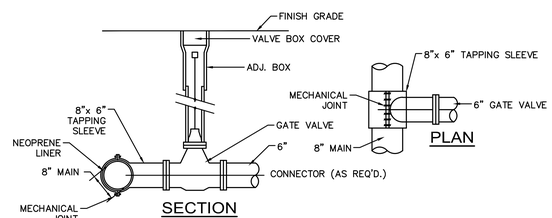


PIPE DIAM.	MIN. TRENCH WIDTH
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

NOTES:
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE GRAVEL BORROW. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" FOR 12"–24"; 6" FOR 30"–60".
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE GRAVEL BORROW IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION FOR CORREGATED POLYETHLENE PIPE.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, "H" IS 12" MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.
7. SUITABLE FOUNDATION: UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED W/ GRAVEL BORROW OR ¾" CRUSHED STONE (IF BOTTOM EXCAVATION IS WET) AND COMPACTED IN 6" LIFTS, TO 95% MAX DENSITY
8. FOR PVC PIPE MINIMUM COVER "H", IS 36" MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

STANDARD TRENCH DETAIL
FOR DRAIN AND SEWER PIPE

NOT TO SCALE

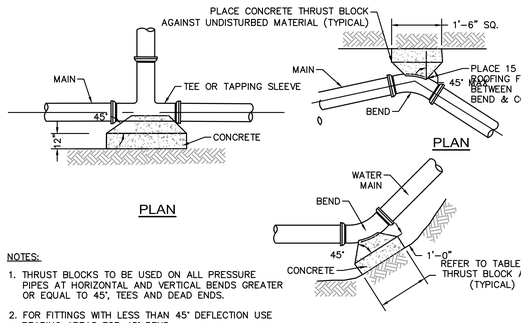


SECTION

PLAN

TAPPING SLEEVE, VALVE & BOX DETAIL

NOT TO SCALE



NOTES:
1. THRUST BLOCKS TO BE USED ON ALL PRESSURE PIPES AT HORIZONTAL AND VERTICAL BENDS GREATER OR EQUAL TO 45°, TEES AND DEAD ENDS.
2. FOR FITTINGS WITH LESS THAN 45° DEFLECTION USE BEARING AREAS FOR 45° BEND.
3. BEARING AREAS BASED ON HORIZONTAL PASSIVE SOIL PRESSURE OF 2000 PSF AND A MINIMUM INTERNAL WATER PRESSURE OF 175 PSIG. JOINTS SHALL NOT BE ENCASED IN CONCRETE, BEARING AREAS MAY BE DISREGARDED FOR TRENCHES IN ROCK WHERE THE TOP OF THE ROCK FACE IS AT OR ABOVE THE CROWN OF THE PIPE. HOWEVER, CONCRETE BACKING SHALL BE PLACED BETWEEN THE PIPE AND ROCK FACE.

TABLE OF BEARING AREAS IN SQUARE FEET AGAINST UNDISTURBED MATERIAL FOR FITTING. *

SIZE OF MAIN (INCHES)	90° BEND (S.F.)	45° BEND (S.F.)	DEAD END (S.F.)
4	2.3	1.3	1.6
6	4.7	2.5	3.3
8	8.0	4.5	6.0
12	17.0	9.5	12.0

THRUST BLOCK DETAILS

NOT TO SCALE

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NITSCH PROJECT #11085

COMMONWEALTH OF MASSACHUSETTS
MATTHEW T. BRASSARD
CIVIL
No. 40058
REGISTERED PROFESSIONAL ENGINEER
6-21-2016

KEY PLAN

PERMITTING SET

MARK	DATE	DESCRIPTION
0	06/21/2016	PERMIT SET

PROJECT NUMBER: 11085
DRAWN BY: NG
CHECKED BY: JEG

SHEET TITLE

CIVIL DETAILS

C-601

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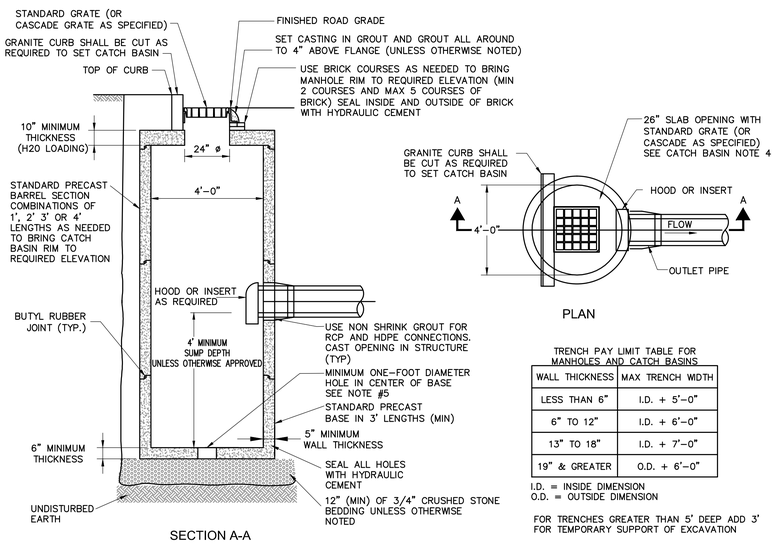


TRENCH PAY LIMIT TABLE FOR MANHOLES AND CATCH BASINS

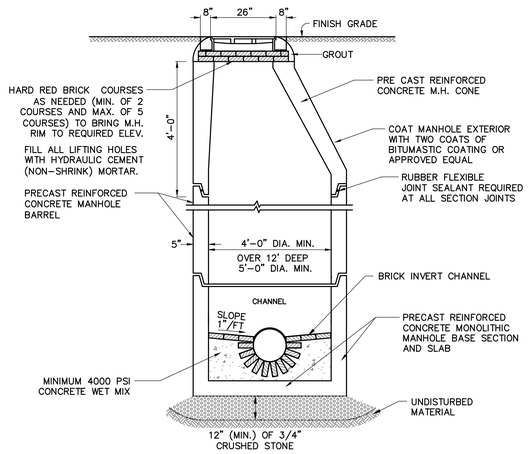
WALL THICKNESS	MAX TRENCH WIDTH
LESS THAN 6"	I.D. + 5'-0"
6" TO 12"	I.D. + 6'-0"
13" TO 18"	I.D. + 7'-0"
19" & GREATER	O.D. + 6'-0"

I.D. = INSIDE DIMENSION
O.D. = OUTSIDE DIMENSION

FOR TRENCHES GREATER THAN 5' DEEP ADD 3' FOR TEMPORARY SUPPORT OF EXCAVATION

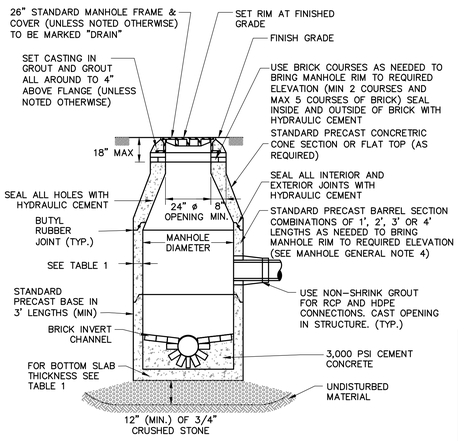
NOTES:
1. FACE OF PIPE SHALL NOT PROJECT MORE THAN 4-INCHES FROM FACE OF WALL ALONG CENTERLINE OF PIPE.
2. DESIGN PRECAST SECTIONS WITH FRAME AND GRATE FOR AASHTO H20 LOADING UNLESS OTHERWISE NOTED.
3. PRECAST TOP SLAB OPENING CAN BE CENTERED OR OFFSET AS NECESSARY.
4. GRATE VANES SHALL BE INSTALLED IN DIRECTION TO RECEIVE FLOWS.
5. CATCH BASIN BASE SHALL BE SOLID (NO HOLE IN CENTER) IF THE SEASONAL HIGH GROUNDWATER TABLE IS LESS THAN 2 FEET BELOW THE BASE.

CATCH BASIN DETAIL
NOT TO SCALE



NOTES:
1. TYPICAL SANITARY MANHOLE TO BE 4 FEET IN DIAMETER.
2. 5'-0" DIAMETER FOR ALL MANHOLE DEPTHS GREATER THAN 12 FEET OR WHEN ORDERED BY THE ENGINEER.
3. 6" MIN. WALL THICKNESS AND 7" MIN. BASE THICKNESS WITH 5'-0" DIAMETER MANHOLES.
4. INNER EDGE OF BRICK TABLE TO BE AT ELEVATION OF CROWN OF TOP OF PIPE.
5. DESIGN LOAD – HS20.
6. ALL INVERTS SHALL BE 4,000 PSI CEMENT CONCRETE IN VOID AREAS AND RED SEWER BRICK CONSTRUCTION.
7. INVERTS SHALL NOT BE BUILT ABOVE GRADE. ALL INVERTS SHALL BE BUILT IN PLACE AFTER ALL PIPES HAVE BEEN INSTALLED.

SEWER MANHOLE DETAIL
NOT TO SCALE



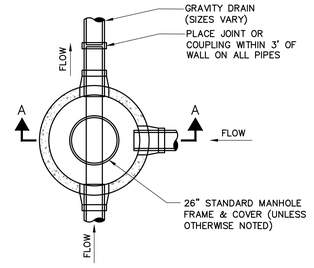


TABLE 1				
MANHOLE DIAMETER	SIDE WALL MIN. THICKNESS	BOTTOM SLAB MIN. THICKNESS	MAX PIPE DIAMETER * RCP	DI/PVC
4'	5"	6"	24"	30"
5'	6"	8"	36"	42"
6'	6"	8"	48"	54"
8'	8"	8"	66"	72"
10'	10"	10"	72"	84"

* MAY VARY DEPENDING ON SIZE AND LOCATION OF ADDITIONAL PENETRATIONS OR RELATIONSHIP OF PENETRATIONS IN MANHOLE

NOTES:
1. DRAIN MANHOLE DIAMETER SHALL BE AS SHOWN ON PLANS.
2. DESIGN PRECAST SECTIONS WITH FRAME AND COVER FOR AASHTO H20 LOADINGS UNLESS OTHERWISE NOTED.
3. MANHOLES LARGER THAN 4' IN DIAMETER AT THE BASE SHALL BE REDUCED IN DIAMETER TO 4' AT THE NEXT RISER SECTION UNLESS NOTED OTHERWISE ON PLANS.

DRAIN MANHOLE DETAIL
NOT TO SCALE

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NITSCH PROJECT #11085

COMMONWEALTH OF MASSACHUSETTS
MATTHEW T. BRASSARD
CIVIL
No. 40058
REGISTERED PROFESSIONAL ENGINEER
6.21.2016

KEY PLAN

PERMITTING SET

MARK	DATE	DESCRIPTION
0	06/21/2016	PERMIT SET

PROJECT NUMBER: 11085
DRAWN BY: NG
CHECKED BY: JEG

SHEET TITLE

CIVIL DETAILS

C-602

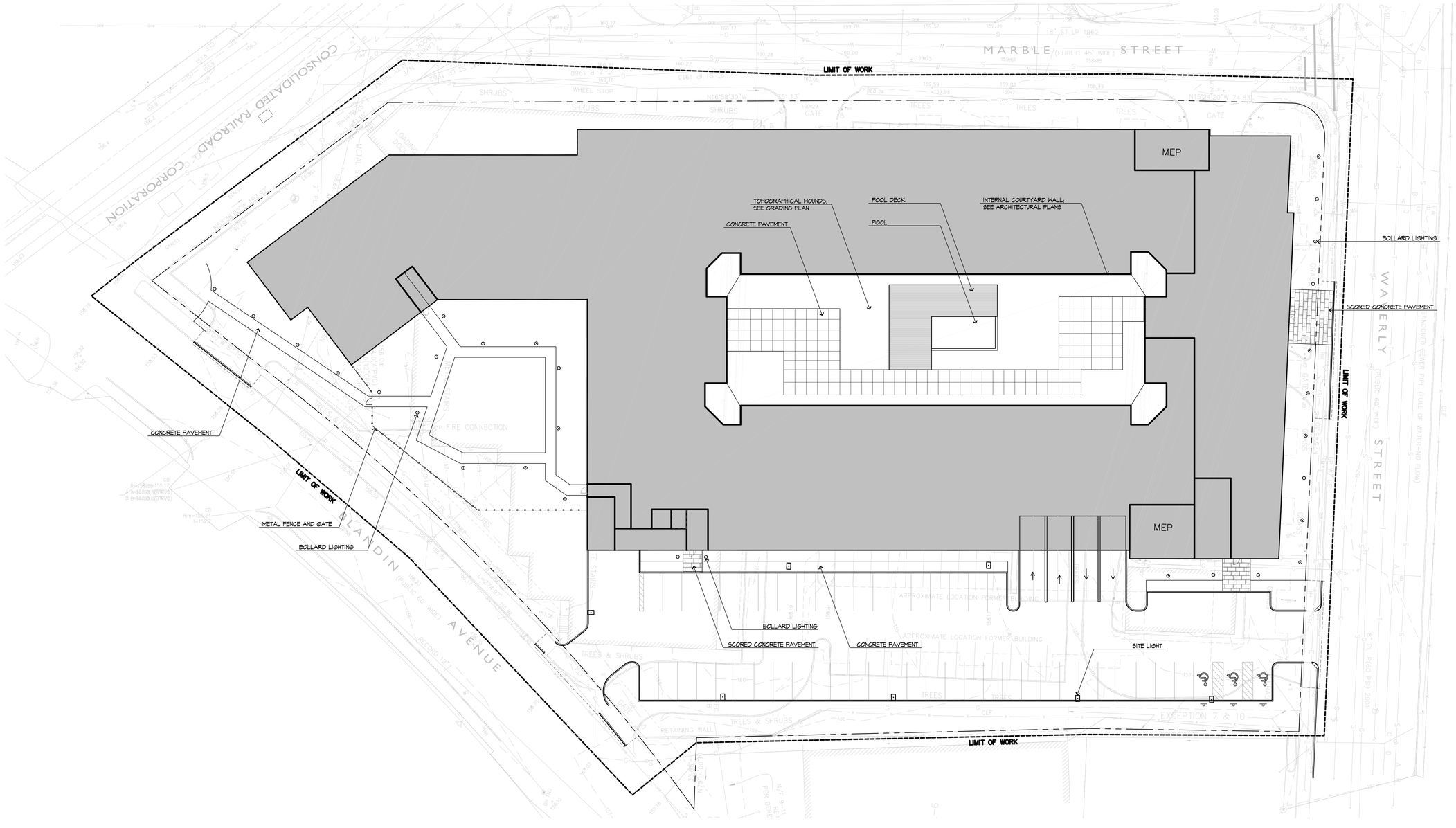
LAYOUT AND MATERIAL NOTES

1. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY NITSCH ENGINEERING OF 120 FRONT STREET, SUITE 820, WORCESTER, MA AND IS DATED MAY 3, 2016.
2. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL NOTIFY DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
3. CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
4. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
5. ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF FRAMINGHAM AND THE MASSACHUSETTS HIGHWAY DEPARTMENT.
6. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, UTILITY ENTRANCE LOCATIONS, WALL PACKS, CONCRETE DOOR PADS, ROOF DRAINS, ETC.
7. ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, WHICHEVER IS MORE STRINGENT.
8. THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN: ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING. ALL DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE. ALL DIMENSIONS ARE TO CENTER OF PAVEMENT MARKINGS. ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.

   FOR LAYOUT AND DIMENSIONING OF BUILDINGS, SEE ARCHITECTURAL DRAWINGS.
9. SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.

LEGEND

- PROPERTY LINE
- LIMIT OF WORK LINE
- BOLLARD LIGHTING
- SITE LIGHTING
- CEMENT CONCRETE PAVEMENT



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STAMP

KEY PLAN

PERMITTING SET

MARK	DATE	DESCRIPTION

PROJECT NUMBER:
DRAWN BY: BN
CHECKED BY: MN
DATE: 2016-06-21

SHEET TITLE

LAYOUT AND MATERIALS PLAN

L-100

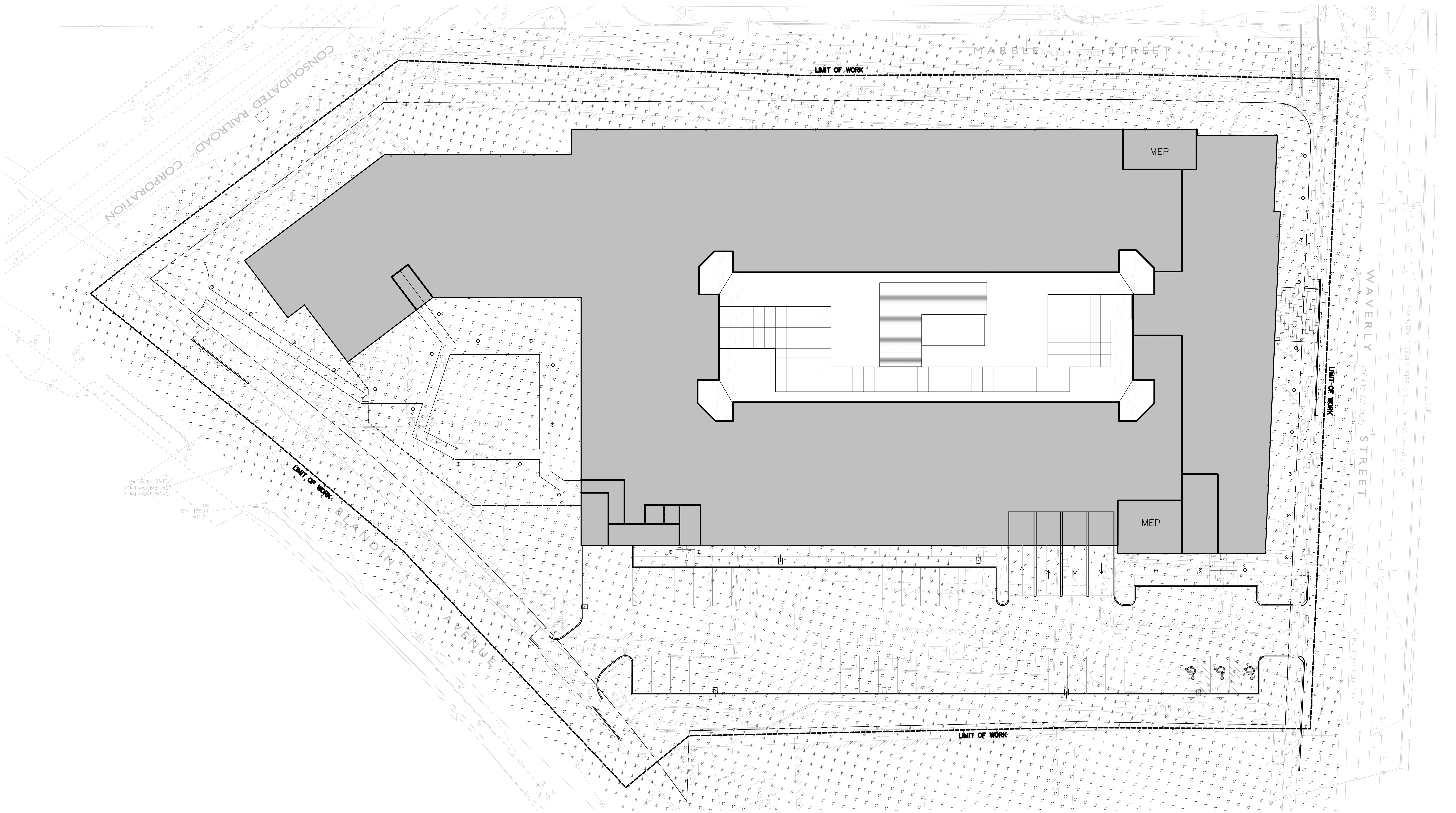
LEGEND

— — —	PROPERTY LINE
- - - - - -	LIMIT OF WORK LINE
⊙	BOLLARD LIGHTING
▯	SITE LIGHTING

Outdoor Luminaire Schedule							
Qty	Label	Description	Arrangement	Arm	Lum. Lumens	LLF	Filename
30	B1	77743	SINGLE	0	729	0.900	77743.ies
7	P3	99491	SINGLE	1.5	2265	0.900	99491.ies

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.19	2.7	0.0	N.A.	N.A.

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	B1	680281.5	2926324.25	2.75	14.381	0
2	B1	680262.25	2926319.5	2.75	14.381	0
3	B1	680243	2926314.5	2.75	14.381	0
4	B1	680223.75	2926309.5	2.75	14.381	0
5	B1	680293	2926307	2.75	14.381	0
6	B1	680204.25	2926304.75	2.75	14.381	0
7	P3	680358.25	2926303.75	17.5	197.928	0
8	B1	680184.75	2926299.75	2.75	14.381	0
9	B1	680154.25	2926292.25	2.75	14.381	0
10	B1	680134.75	2926287.5	2.75	14.381	0
11	B1	680299	2926286.75	2.75	14.381	0
12	B1	680115.5	2926282.5	2.75	14.381	0
13	B1	680096	2926277.5	2.75	14.381	0
14	B1	680305.5	2926266.5	2.75	14.381	0
15	P3	680376	2926243.25	17.5	197.928	0
16	P3	680322.25	2926183.25	17.5	15.341	0
17	P3	680400.5	2926160	17.5	197.928	0
18	P3	680349.75	2926093.25	17.5	15.341	0
19	P3	680423.5	2926083	17.5	197.928	0
20	B1	680359.75	2926055.5	2.75	14.381	0
21	B1	680363.5	2926042.75	2.75	14.381	0
22	P3	680401.25	2926008.25	17.5	107.457	0
23	B1	680352.75	2925984	2.75	14.381	0
24	B1	680321.75	2925971.5	2.75	14.381	0
25	B1	680294.5	2925963.5	2.75	14.381	0
26	B1	680344	2925962	2.75	14.381	0
27	B1	680286.5	2925950	2.75	14.381	0
28	B1	680352.5	2925934	2.75	14.381	0
29	B1	680293.75	2925926	2.75	14.381	0
30	B1	680306	2925906.75	2.75	14.381	0
31	B1	680333.75	2925905.75	2.75	14.381	0
32	B1	680286.75	2925904.5	2.75	14.381	0
33	B1	680329.75	2925885.75	2.75	14.381	0
34	B1	680326.75	2925864.5	2.75	14.381	0
35	B1	680319.5	2925842.5	2.75	14.381	0
36	B1	680312.5	2925818.75	2.75	14.381	0
37	B1	680305.5	2925797.5	2.75	14.381	0



0 20' 40'
NORTH

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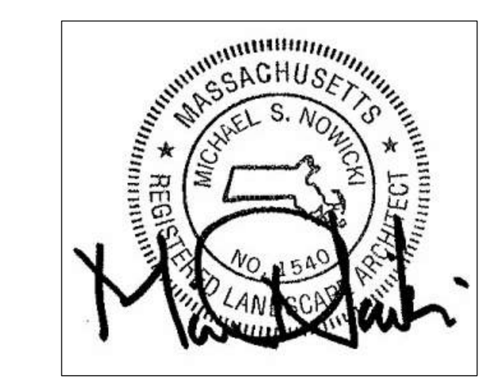

KEY PLAN

PERMITTING SET

MARK	DATE	DESCRIPTION

PROJECT NUMBER:
DRAWN BY: BN
CHECKED BY: MN
DATE: 2016-06-21

SHEET TITLE

PHOTOMETRIC PLAN

L-101

5/24/2016 1:21:31 PM

PLANTING LEGEND

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- VINES
- GROUNDCOVER AND/OR PERENNIAL MASSING
- LAWN SEED OR SOD

PLANTING NOTES

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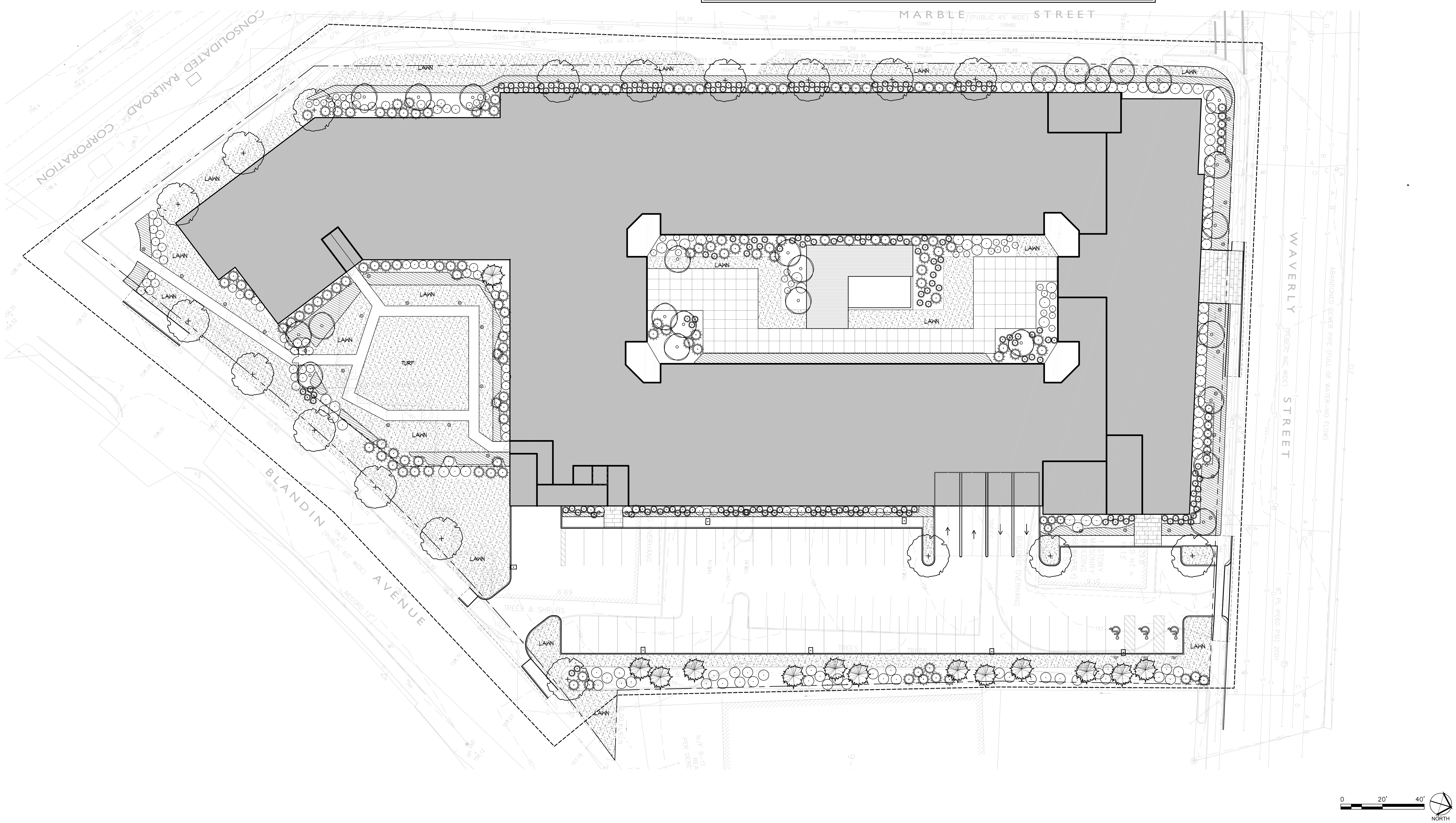
3. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
4. LANDSCAPE ARCHITECT TO FLAG ALL TREES TO BE TRANSPLANTED PRIOR TO CONSTRUCTION START.
5. CONTRACTOR SHALL VERIFY ALL TREE REMOVALS AND/OR TRANSPLANTS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION START.
6. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
7. MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
8. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
9. ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
10. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
11. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
12. MULCH FOR PLANTED AREAS TO BE AGED PINE BARK: PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
13. PLANTING SOIL MIX: LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 5 C.Y. TO 1 C.Y. OR EQUIVALENT. FERTILIZER ADDED PER RECOMMENDED RATES OF SOILS ANALYSIS.
14. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
15. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
16. ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDED WITH A MINIMUM DEPTH OF 6" DEPTH TOPSOIL.
17. PLANT SPECIES AS INDICATED IN THE PLANT LIST ARE SUGGESTIONS ONLY. FINAL SELECTION OF SPECIES SHALL OCCUR AT THE TIME OF PLANT PURCHASE, DEPENDING ON AVAILABILITY. PLANT SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF OWNER'S REPRESENTATIVE.

SUGGESTED PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENT
DECIDUOUS TREES				
GB	GINKGO BILOBA 'PRINCETON SENTRY'	COLUMNAR GINKGO	3 -3 1/2" CAL.	MALE ONLY
GT	GLEDITSIA TRIACANTHOS 'INERMIS'	THORNLESS HONEYLOCUST	3 -3 1/2" CAL.	
QP	QUERCUS PALUSTRIS 'GREEN PILLAR'	COLUMNAR PIN OAK	3 -3 1/2" CAL.	
ORNAMENTAL TREES				
MV	MAGNOLIA VIRGINIANA 'MOONGLOW'	MOONGLOW MAGNOLIA	12–14' HT	MULITISTEM MATCHED SPECIMENS
PS	PRUNUS SUBHITRELLA	HIGAN CHERRY	12–14' HT	SINGLESTEM MATCHED SPECIMENS
EVERGREEN TREES				
PN	PINUS NIGRA 'AUSTRIACA'	AUSTRIAN PINE	8'–10' HT.	
PS	PINUS STROBUS	WHITE PINE	8'–10' HT.	
SHRUBS				
AA	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	BRILLIANT CHOKEBERRY	3 1/2 -4' B&B	
CS	CORNUS SERICIA 'ARCTIC FIRE'	ARTIC FIRE DOGWOOD	2 -2 1/2' B&B	
HQ	HYDRANGEA QUERCIFOLIA 'ALICE'	WHITE OAKLEAF HYDRANGEA	2 1/2 -3' B&B	
IG	ILEX GLABRA	COMPACT INKBERRY	2 1/2 -3' B&B	
IV	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY SWEETSPIRE	1 1/2 -2' B&B	
RA	RHUS AROMARICA 'GRO-LOW'	FRAGRANT SUMAC	#2 POT	
PERENNIALS, GRASSES, AND GROUDCOVERS				
AG	ALLIUM 'GLOBEMASTER'	GLOBEMASTER ORNAMENTAL ONION	#1 POT	
EP	ECHINACEA P. 'KIM'S KNEE HIGH'	PURPLE ECHINACEA	#1 POT	
EB	ECHINOPSIS B. 'VEITCH'S BLUE'	BLUE THISTLE	#1 POT	
CK	CALAMAGROSTIS A. 'KARL FOERSTER'	FEATHER REED GRASS	#2 POT	
LM	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILYTURF	#2 POT	
NF	NEPETA F. 'BLUE WONDER'	CATMINT	#1 POT	
PR	PANICUM VIRGATUM 'RASTRAHLBUSH'	RASTRAHLBUSH SWITCH GRASS	#2 POT	
PA	PENNISETUM ALOPERCUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	#2 POT	
RG	RUDBECKIA 'GOLDSTRUM'	BLACK-EYED SUSAN	#1 POT	



5/24/2016 1:21:31 PM

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CONSULTANT

Stantec

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PROJECT NUMBER:
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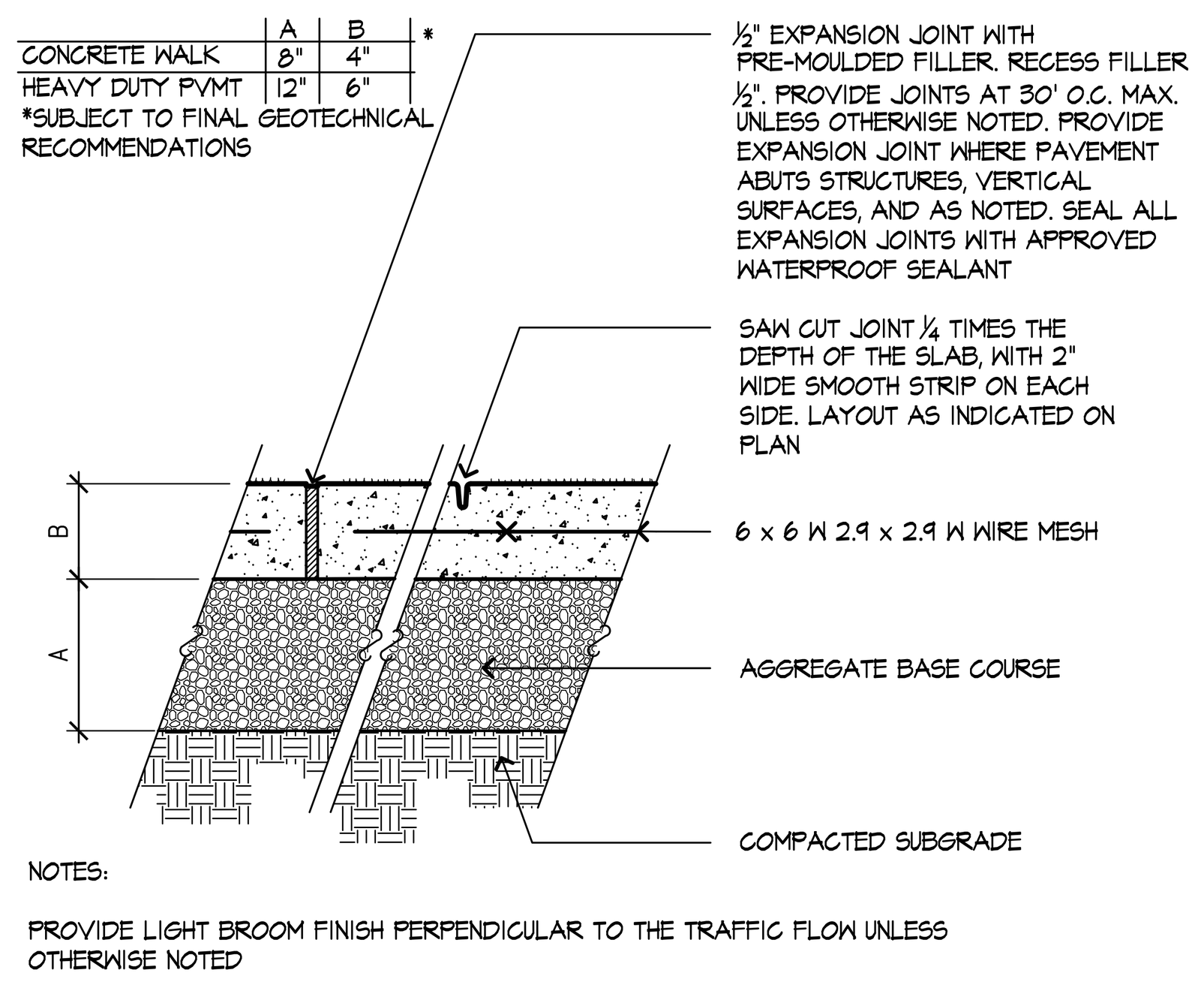
DATE: 2016-06-21

SHEET TITLE

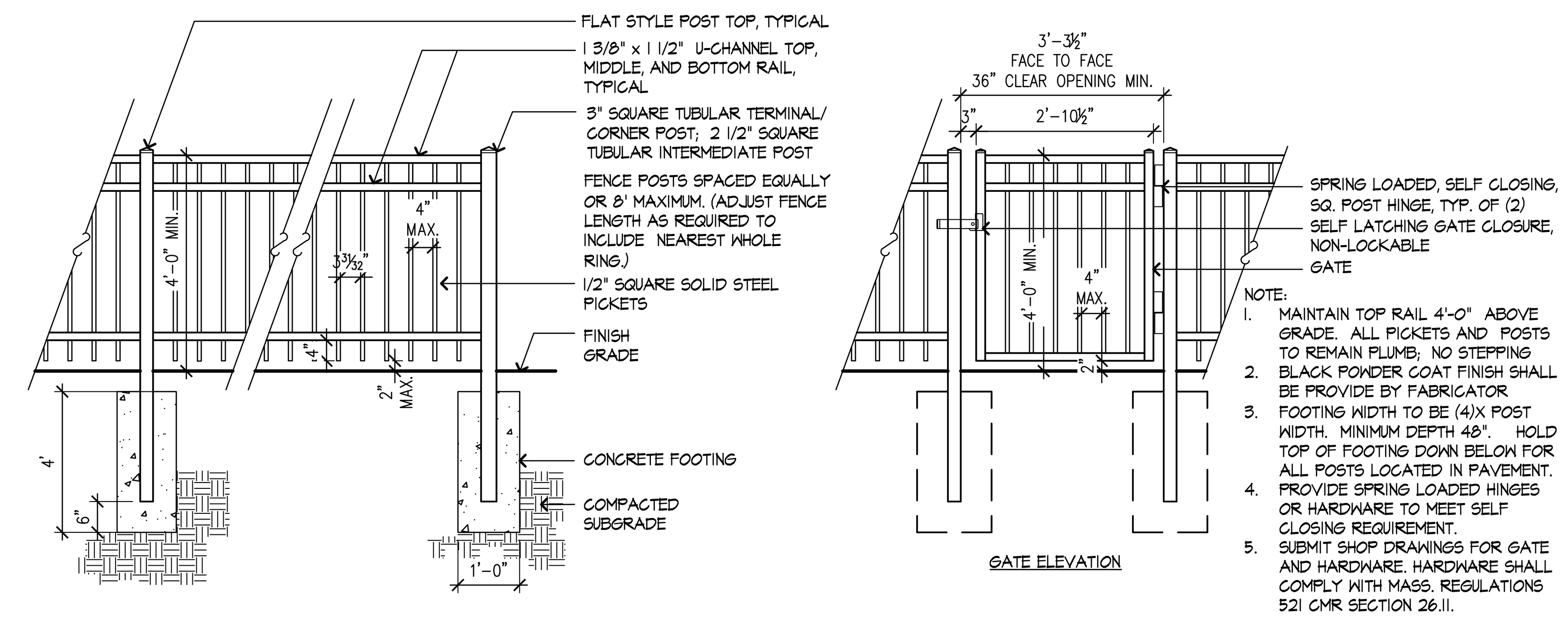
PLANTING PLAN

L-200



1 CONCRETE PAVEMENT

SCALE: 1 1/2" = 1'-0"



2 METAL FENCE

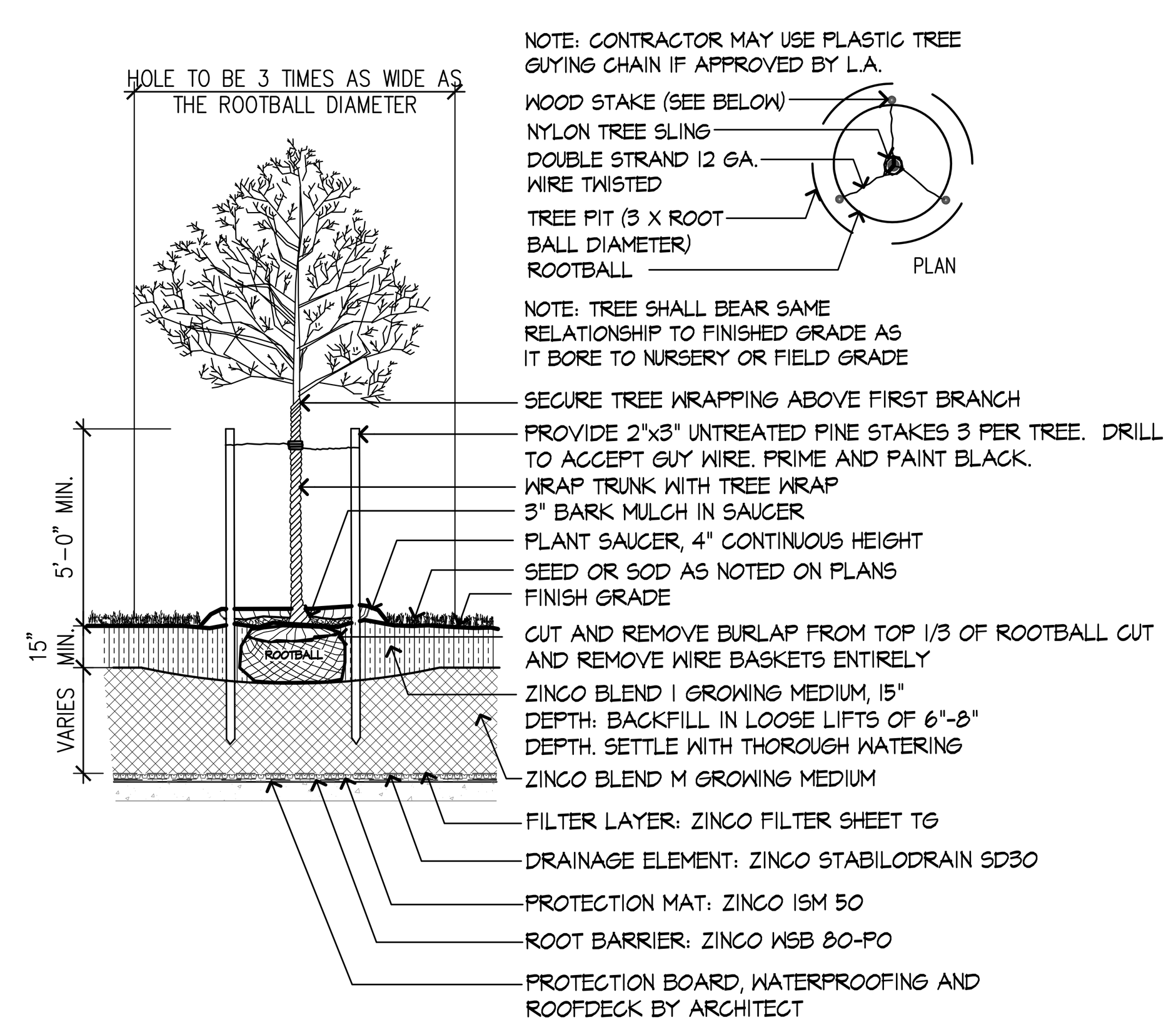
SCALE: 3/4" = 1'-0"

3 SITE LIGHTING

SCALE: NTS

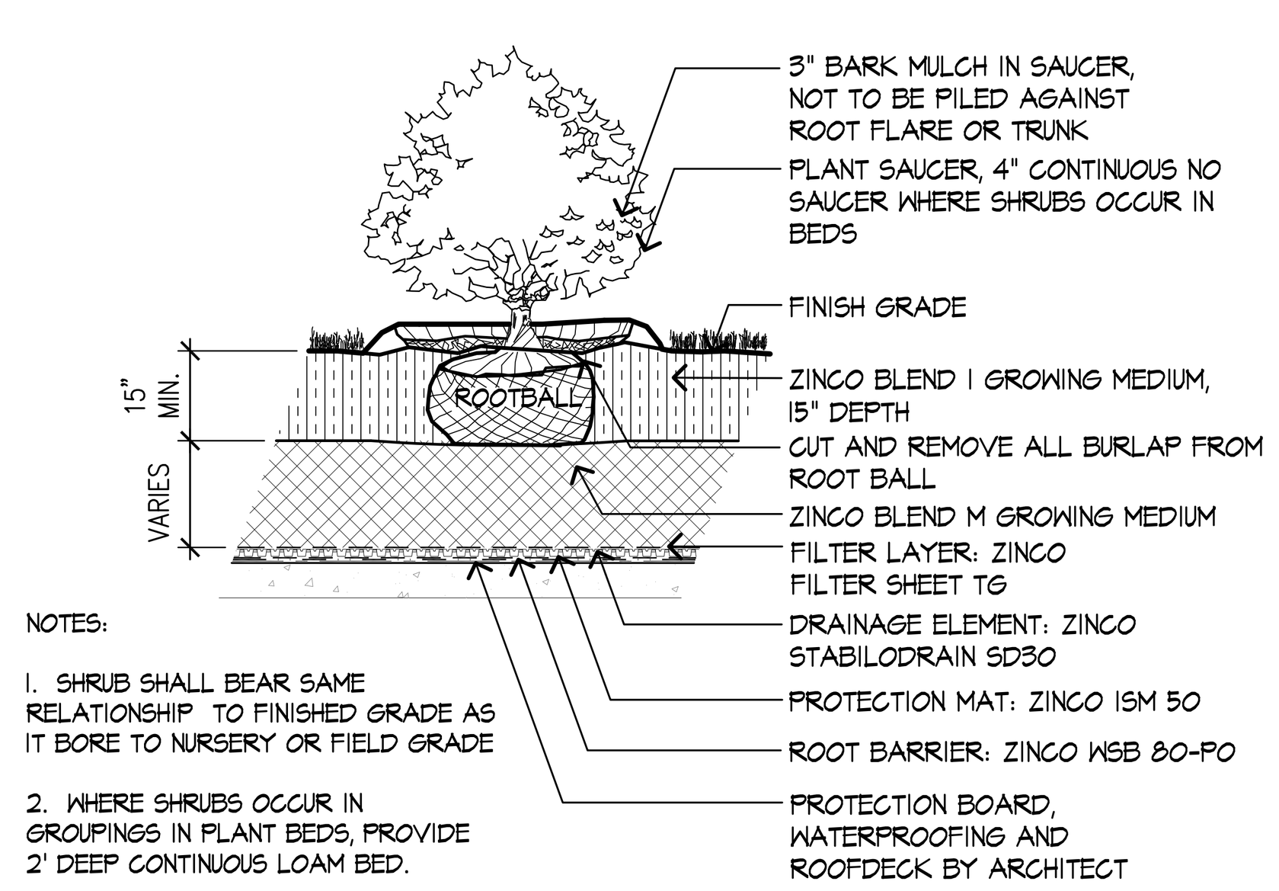
4 BOLLARD LIGHTING

SCALE: NTS



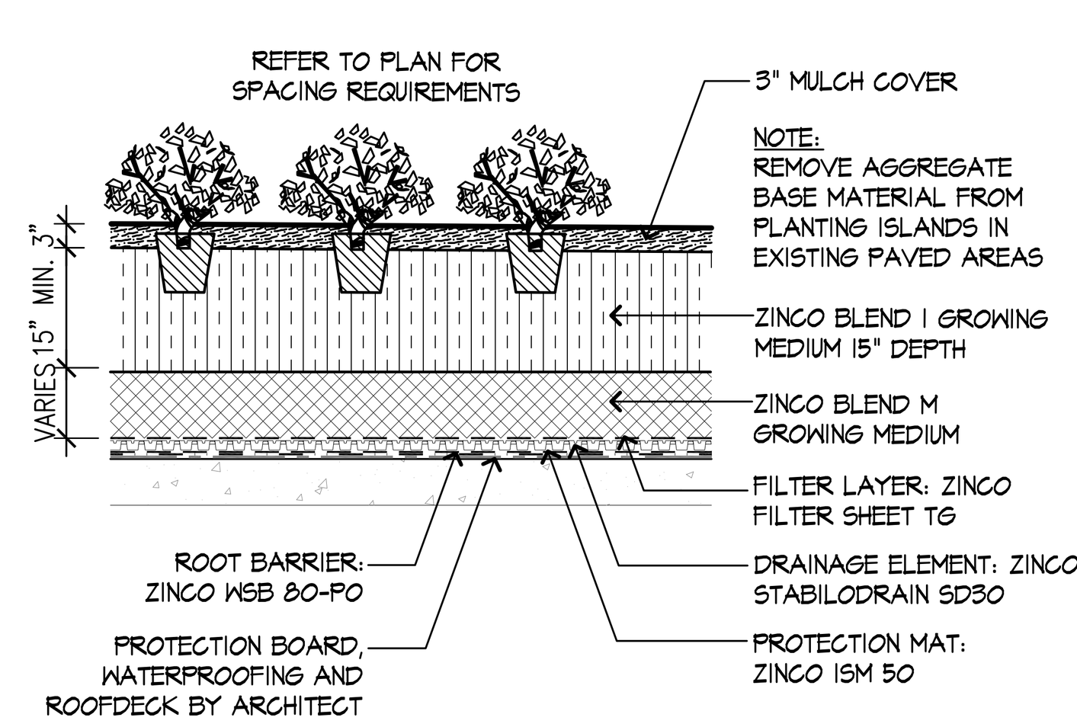
5 DECIDUOUS TREE PLANTING ON DECK

SCALE: 1/4" = 1'-0"



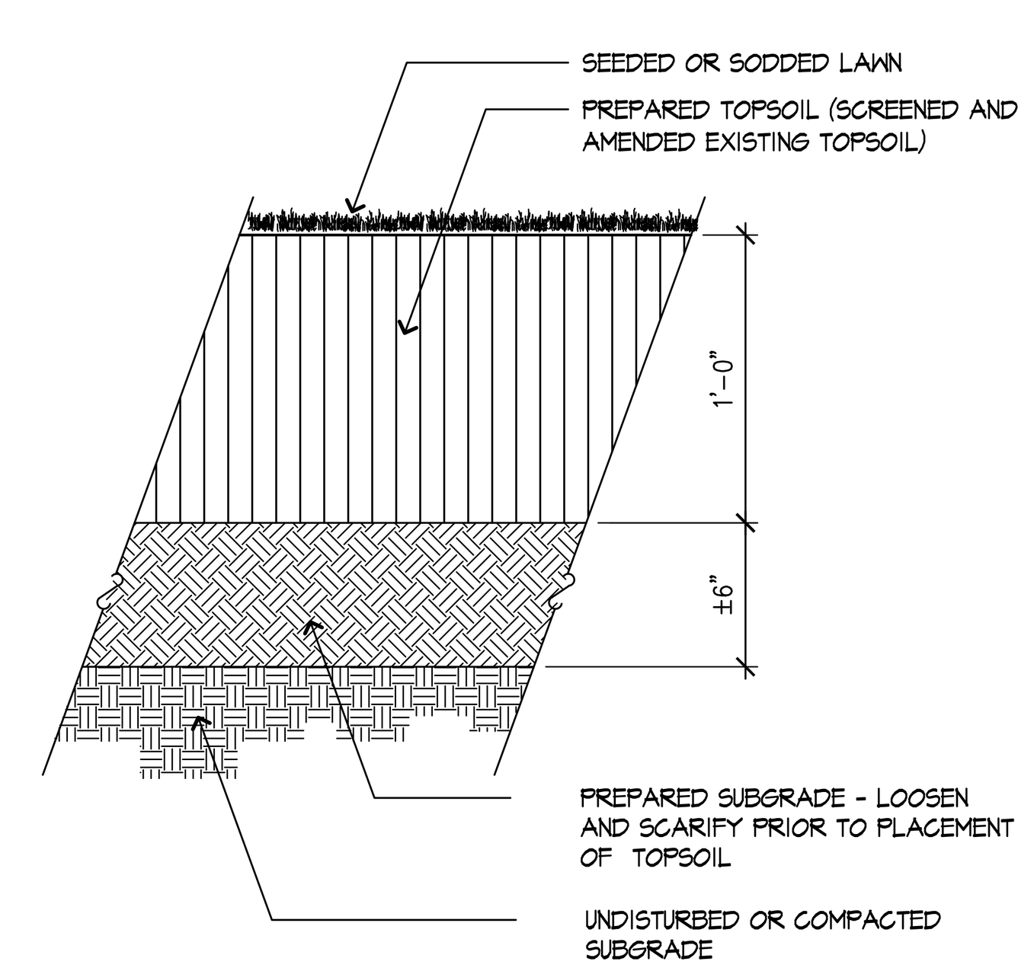
6 SHRUB PLANTING ON DECK

SCALE: 3/8" = 1'-0"



7 GROUNDCOVER/PERENNIAL PLANTING ON DECK

SCALE: 1/2" = 1'-0"



8 GROUNDCOVER/PERENNIAL PLANTING ON DECK

SCALE: 1 1/2" = 1'-0"

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DETAILS

L-300

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1 PERSPECTIVE VIEW - WAVERLY STREET

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SHEET TITLE

PERSPECTIVE VIEW

G-002

6/17/2016 1:22:50 PM

1 PERSPECTIVE VIEW - PARTIAL EAST FACADE

6/17/2016 1:22:50 PM

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SHEET TITLE

PERSPECTIVE VIEW

G-003

1 PERSPECTIVE VIEW - NORTHERN WEST FACADE & MARBLE STREET

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SHEET TITLE

PERSPECTIVE VIEW

G-004

6/17/2016 1:22:51 PM

1 PERSPECTIVE VIEW - SOUTHERN EAST FACADE & BLANDIN AVE.

6/17/2016 11:22:51 PM

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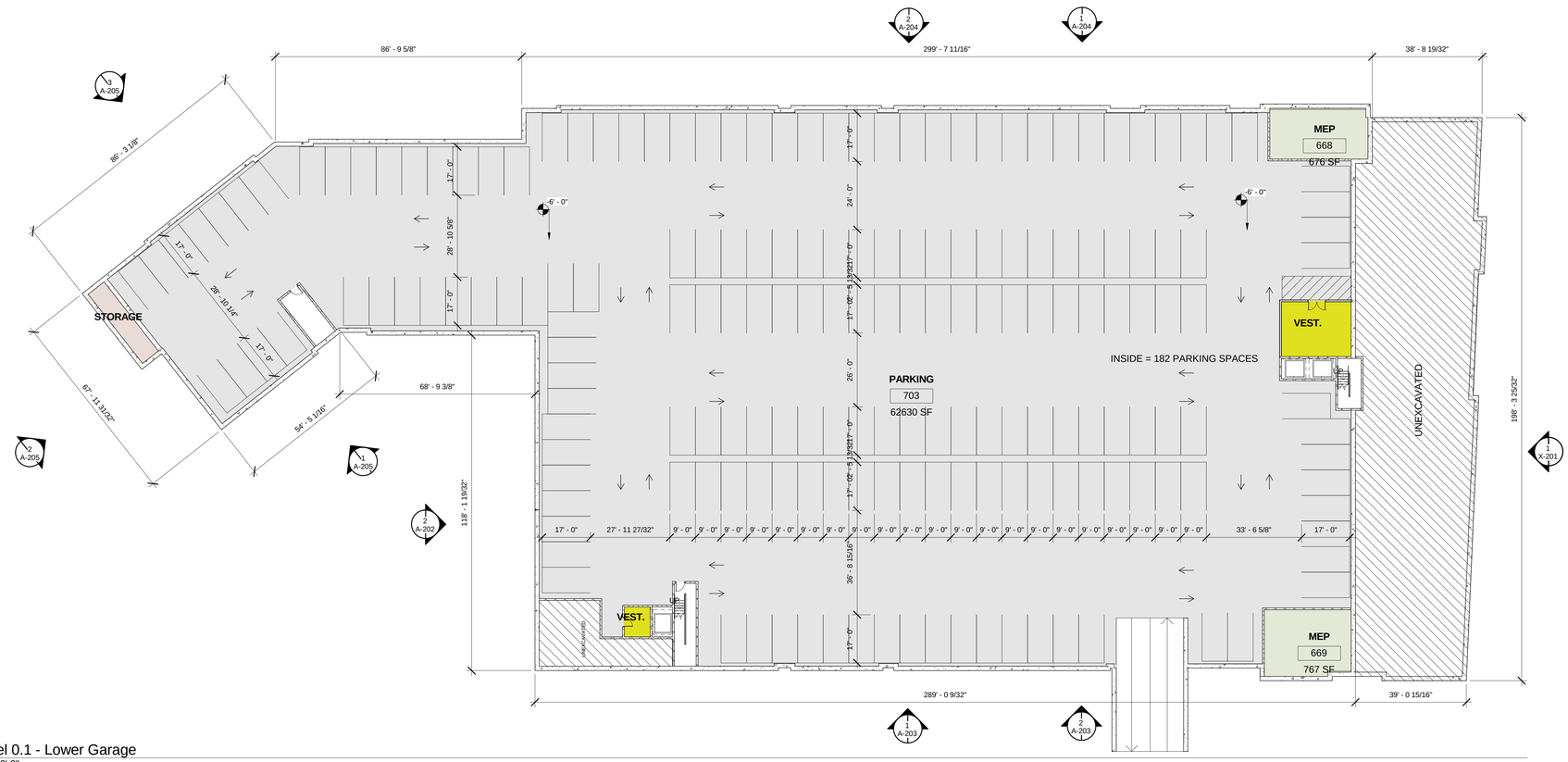
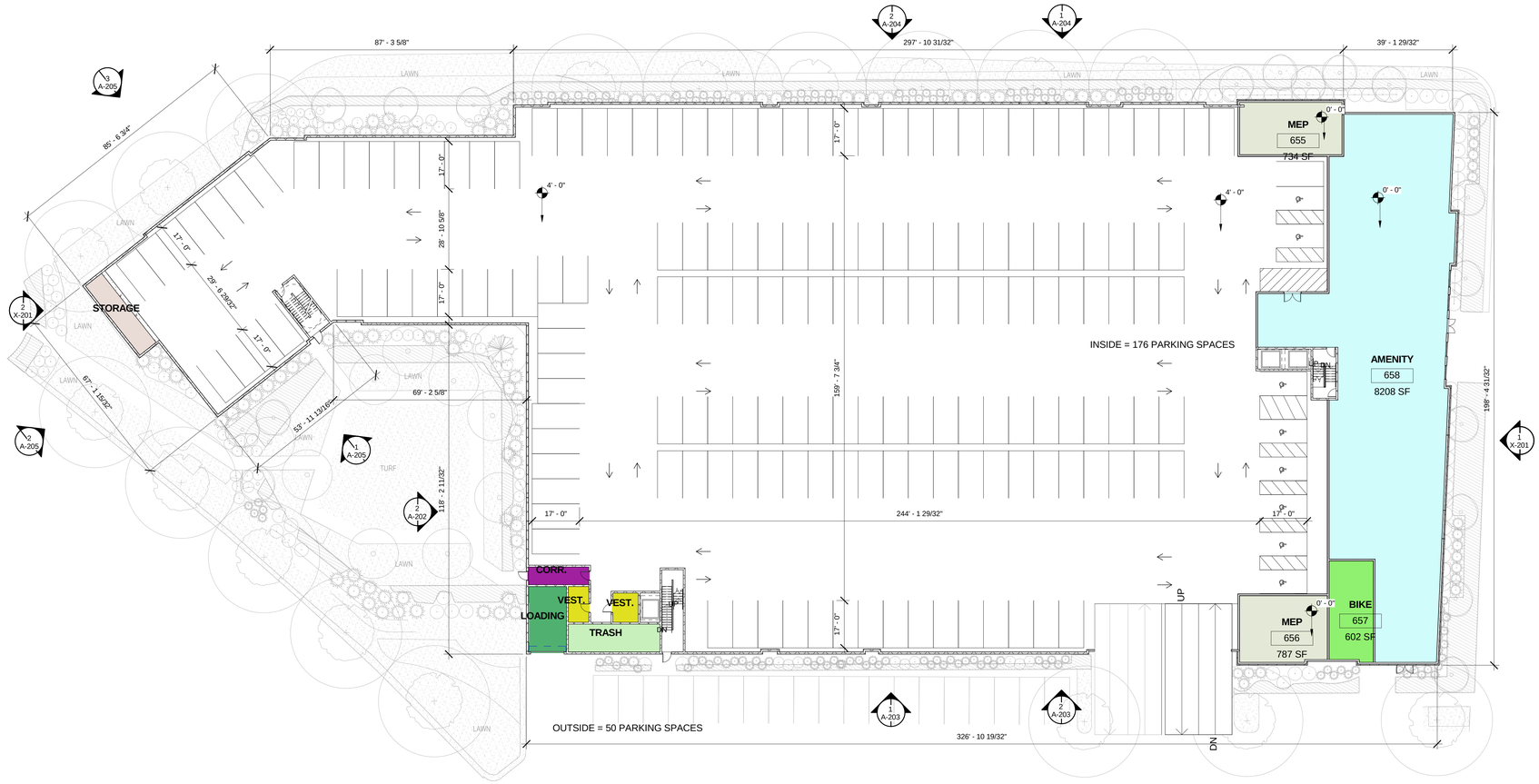
SHEET TITLE

PERSPECTIVE VIEW

G-005



2 Level 0.1 - Lower Garage
1" = 20'-0"



1 Level 1.1 - Upper Garage
1" = 20'-0"

6/17/2016 1:22:44 PM

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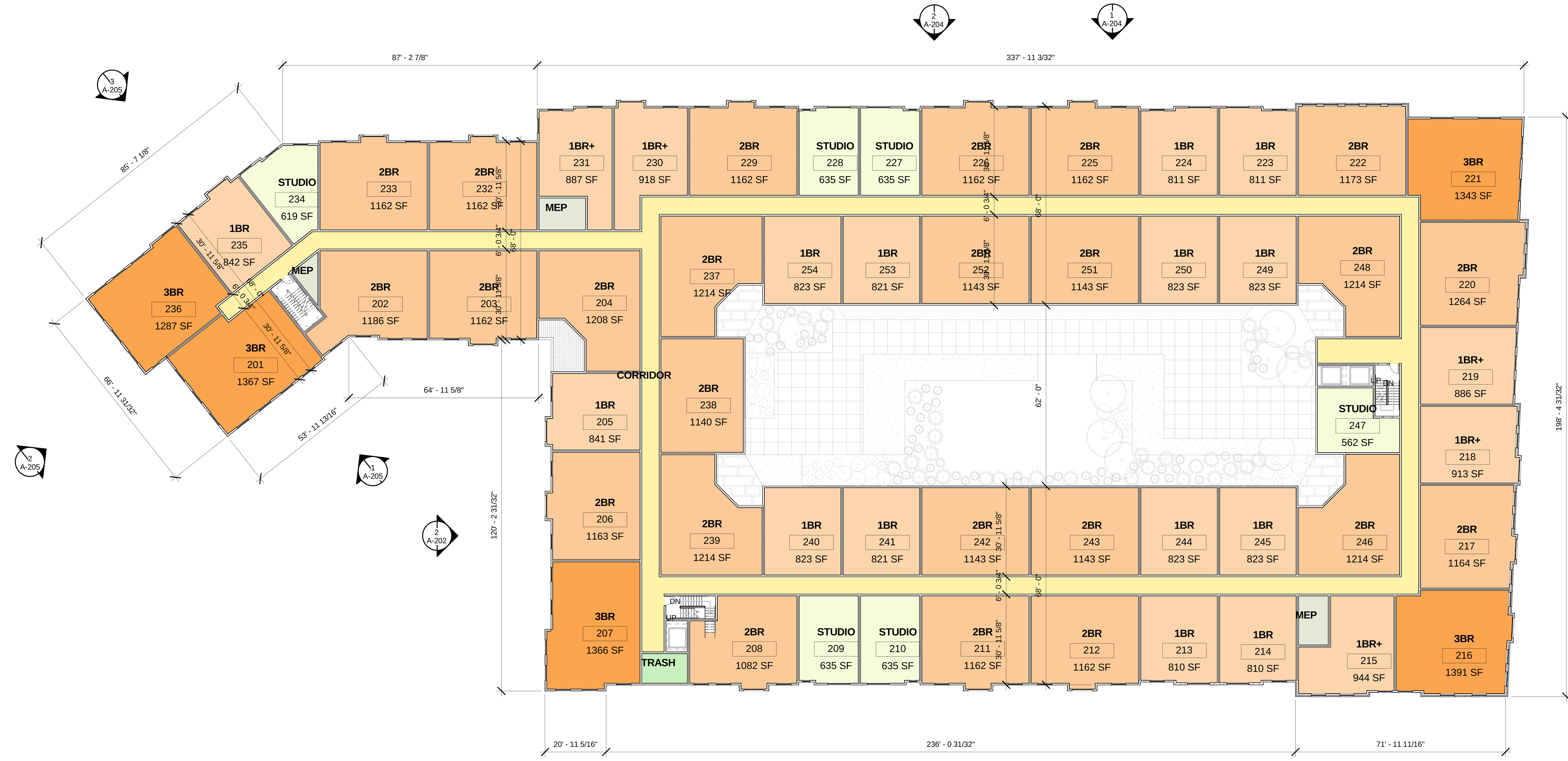
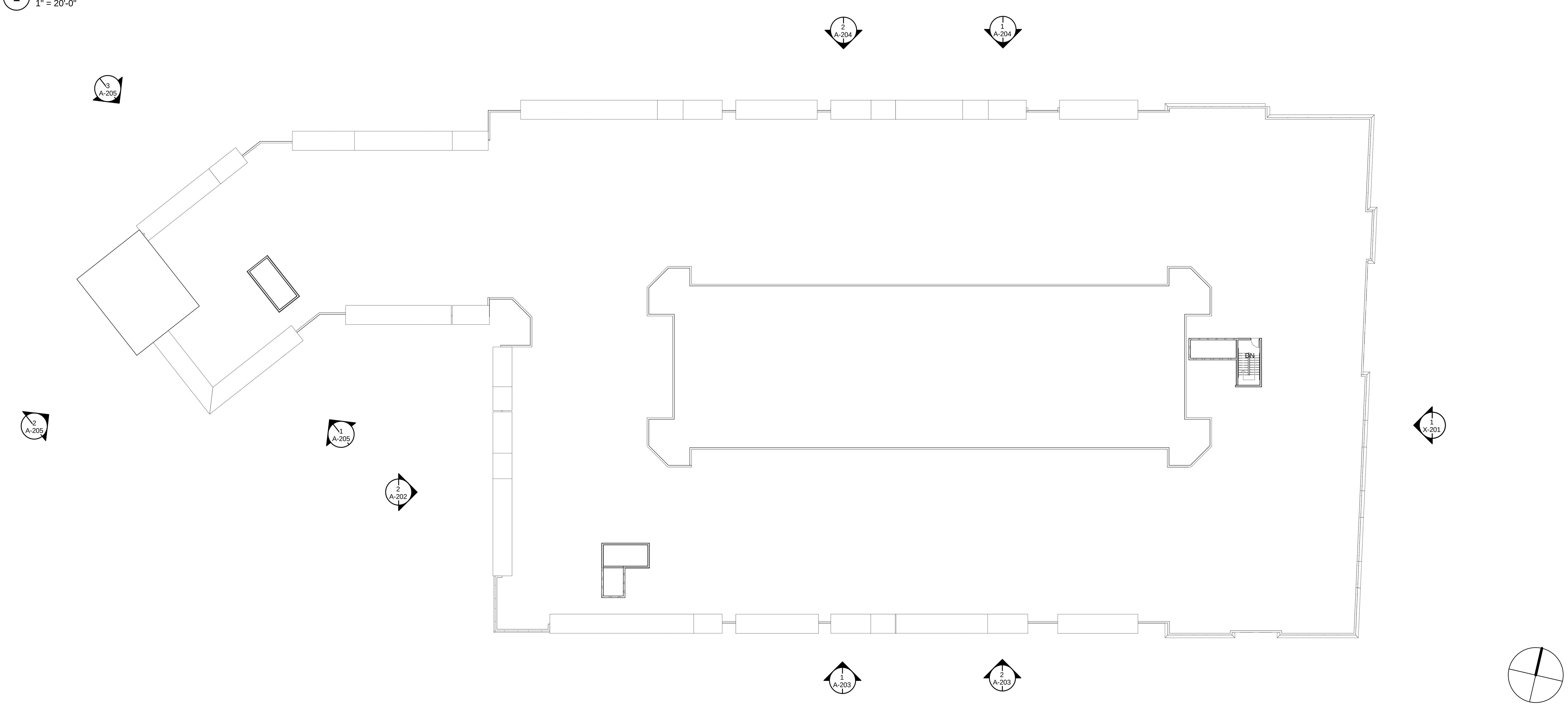
SHEET TITLE

LOWER & UPPER GARAGES - OVERALL

A-102



1 Level 2
1" = 20'-0"



2 Roof
1" = 20'-0"

6/17/2016 1:22:49 PM

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SHEET TITLE

SECOND FLOOR (TYP.) & ROOF - OVERALL

A-103

1 North Elevation
1/8" = 1'-0"

2 South Elevation
1/8" = 1'-0"

6/17/2016 2:00:10 PM

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SHEET TITLE

BUILDING ELEVATIONS

A-201

1 East Elevation - Partial North
1/8" = 1'-0"

2 East Elevation - Partial South
1/8" = 1'-0"

6/17/2016 2:00:11 PM

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SHEET TITLE

BUILDING ELEVATIONS

A-202

1 West Elevation - Partial North
1/8" = 1'-0"

2 West Elevation - Partial South
1/8" = 1'-0"

6/17/2016 2:00:11 PM

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SHEET TITLE

BUILDING ELEVATIONS

A-203